



Masons Close, Haverhill, CB9 9SN

**CHEFFINS**



## Masons Close

Haverhill,  
CB9 9SN

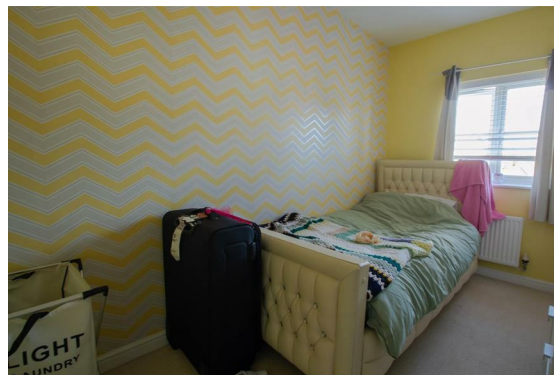
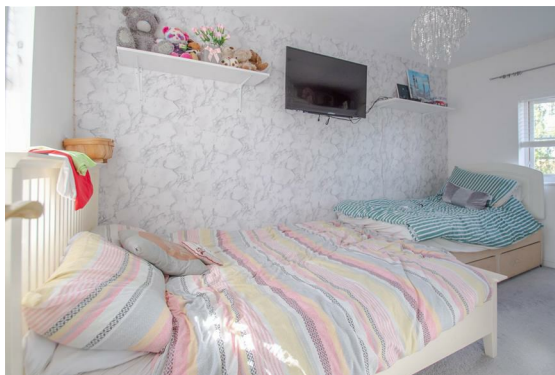
An impressive and well proportioned family home nicely situated on the Meadowlands development, with three reception rooms, four/five bedrooms, utility room, lovely master bedroom with en-suite facilities, pleasant rear garden and driveway providing off road parking. Available 6th September 2024.

- Four Bedrooms
- Utility Room
- Driveway
- EPC Rating C
- Council Tax Band D
- Minimum 12 Month Tenancy

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**£1,550 PCM**





## GROUND FLOOR

**ENTRANCE HALL** Window to front, stairs to first floor door to:

**WC** Obscure window, fitted with two piece suite comprising wash hand basin, low-level wc and extractor fan.

**SITTING ROOM** 4.74m x 3.73m (15'7" x 12'3") Two windows to side, radiator, french double doors to garden.

**DINING ROOM** 3.05m x 2.64m (10' x 8'8") Window to side, radiator.

**STUDY** 2.48m x 2.00m (8'2" x 6'7") Window to side, radiator.

**KITCHEN/DINER** 4.92m x 4.16m (16'2" x 13'8")max. Fitted with a matching range of Plumbing for dishwasher, space for fridge/freezer, electric oven, four ring gas hob with extractor hood over, two windows to front, radiator, french double doors to garden, door to:

**UTILITY ROOM** 1.74m x 1.72m (5'8" x 5'8") Fitted with a matching range of base units, plumbing for washing machine, door to garden.

## FIRST FLOOR

**LANDING** Window to rear, radiator, door to Airing cupboard, door to:

**BEDROOM 1** 4.74m x 3.76m (15'6" x 12'4") Dual aspect windows to side, two radiators.

**EN-SUITE SHOWER ROOM** Fitted with three

piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, Velux window, radiator

**BEDROOM 2** 4.14m x 2.65m (13'7" x 8'8") Dual aspect windows, radiator.

**BEDROOM 3** 3.56m x 2.08m (11'8" x 6'10") Window to side, radiator.

**BEDROOM 4** 2.31m x 2.27m (7'7" x 7'5") Window to front, radiator, door to wardrobe.

**BATHROOM** Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, extractor fan, obscure window.

**OUTSIDE** The property has a secluded rear garden with a generous paved patio area providing an ideal area for seating and entertaining. The remainder of the garden is generally low maintenance and fully enclosed by timber fencing with side access gate leading to the driveway.

**DRIVEWAY & PARKING** The property has the benefit of a driveway situated to the rear of the property, there is gated access to the rear garden. There is an additional shingle area proving off road parking for another vehicle.

**HOLDING DEPOSIT** £357.00

## Material Information

For more information on this property please refer to the Material Information brochure on our Website





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
|   | 72                         | 82        |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Cavendish House, 27a High Street, Haverhill, Suffolk, CB9 8AD | 01440 707076 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.