

PESTELL & Co

ESTABLISHED 1991



SHOTLEY MEWS, HAVERHILL

GUIDE PRICE – £475,000

- 3 BEDROOM DETACHED BUNGALOW
- LIVING ROOM WITH FEATURE FIREPLACE
- DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN BREAKFAST ROOM
- UTILITY ROOM
- BUILT-IN STORAGE TO ALL BEDROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- OFF-STREET PARKING FOR 2-3 VEHICLES
- DETACHED DOUBLE GARAGE
- LARGE REAR GARDEN

Offering a rarely available 3 bedroom detached bungalow located within Shotley Mews, Haverhill. The property comprises of a large entrance hall, living room with French doors to rear and feature fireplace, dining room with French doors to rear, a kitchen breakfast room, utility room and a cloakroom. There are three bedrooms to the property, all with built-in storage and sharing the family bathroom, whilst the principal bedroom has an en-suite. Externally, the front of the property is approached via a driveway supplying off-street parking for at least 2-3 vehicles, as well as a detached double garage. The spacious rear garden is split into a utility paved area and a main garden area which is laid primarily to lawn.





With panel and obscure glazed front door and panel and obscure glazed sidelight opening into;

Entrance Hall

With ceiling lighting, wall mounted fuseboard, wall mounted radiator, telephone and power points, fitted carpet, doors to rooms.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with twin tap and tiled splashback, obscure window to side, ceiling lighting, extractor fan, wall mounted radiator, wood effect flooring.

Kitchen Breakfast Room 13'4" x 10'2"

With an array of eye and base level cupboards and drawers with complimentary stone effect rolled worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap and additional drinking tap, 4-ring gas hob with extractor fan above, integrated double Neff oven, recess, power and plumbing for dishwasher, recess and power for tall fridge freezer, inset ceiling downlighting, window to front, wood effect flooring, storage cupboard, wall mounted radiator, door through to;

Utility Room

With matching worksurface and storage, single bowl single drainer stainless steel sink unit with mixer tap, recess, power and plumbing for washing machine, ceiling lighting, wall mounted Vaillant boiler, wall mounted radiator, power points, panel and glazed door to side, wood effect flooring.

Dining Room 11'9" x 10'1"

With French doors leading out to rear garden, ceiling lighting, wall mounted radiator, power points, fitted carpet, twin doors through to;

Living Room 18'2" x 11'9"

With French doors and windows leading out to rear entertaining patio and garden beyond, ceiling lighting, feature gas fireplace with stone surround and hearth, Tv, telephone and power points, wall mounted radiator, fitted carpet.

Inner Hallway

With access to loft, wall mounted radiator, power points, ceiling lighting, fitted carpet, airing cupboard housing pressurised hot water cylinder and slatted shelves, doors to rooms.

Bedroom 1 – 11'0" x 10'8"

With built-in twin wardrobes, hanging rails and shelving within, window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with twin tap, half-tiled surround, ceiling lighting, extractor fan, vanity light with electric shaving point, obscure window to side, wall mounted radiator, tile effect flooring.

Bedroom 2 – 11'5" x 10'9"

With window to front, built-in triple wardrobe, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3/Home Office – 9'5" x 8'4"

With window to front, built-in double wardrobe, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap, tiled surround, glazed shower screen and wall mounted shower over, pedestal wash hand basin with twin tap, close coupled WC, vanity lighting with electric shaving point, inset ceiling downlighting, extractor fan, obscure window to front, wall mounted radiator, tile effect flooring.

OUTSIDE

The Front

The front of the property is approached via a tarmacadam driveway supplying off-street parking for at least 2-3 vehicles, with pathway and lawn leading to front door and personnel gate, along with detached double garage.

Detached Double Garage

With up-and-over doors, power and lighting within, personnel gate to;

Rear Garden

Approx 50ft wide & 40ft in length. The rear garden is split into a utility paved area with greenhouse and shed, pathway leading to main garden area which is laid primarily to lawn with mature shrub and herbaceous borders, all retained by close boarded fencing, outside water point.



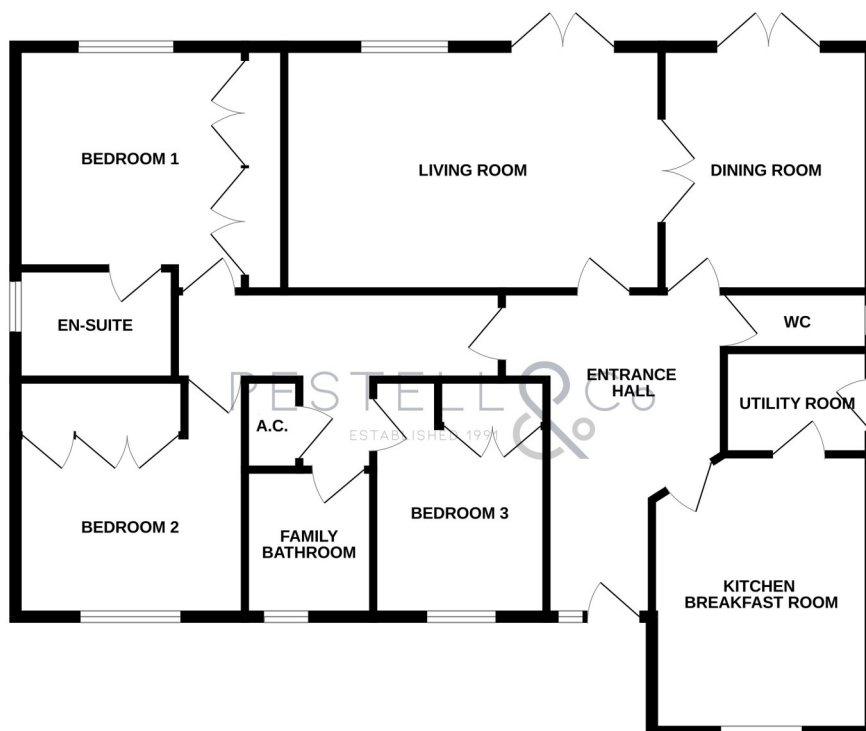
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

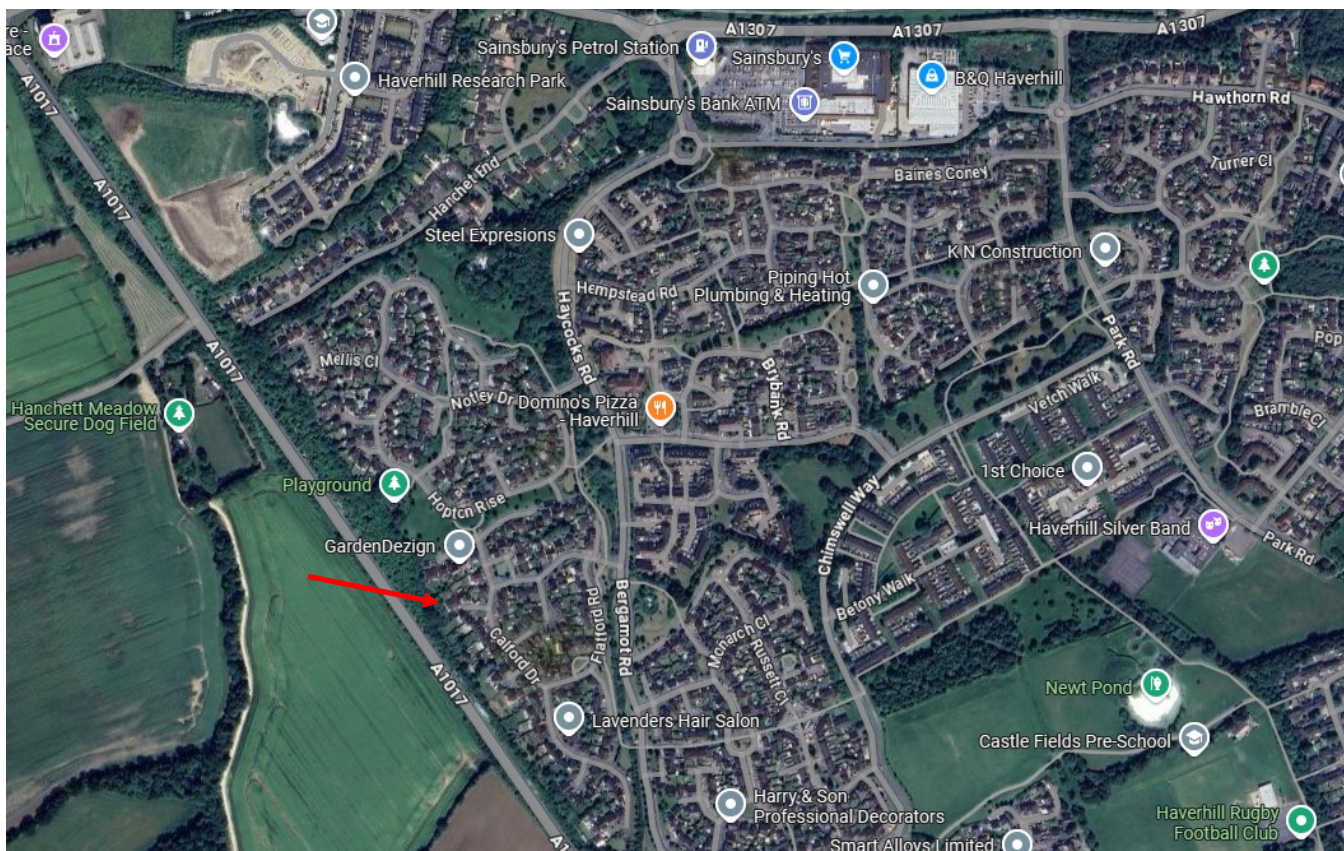
GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Shotley Mews is located in Hanchett Village area of Haverhill which offers an immediate choice of shopping. Haverhill as a whole offers a range of educational and recreational facilities, along with a variety of shopping and commercial areas. With Cambridge only 35 minutes by car, further shopping, eateries and recreational activities are available.



FULL PROPERTY ADDRESS

3 Shotley Mews, Hanchett End, Haverhill, Suffolk,
CB9 7WL

COUNCIL TAX BAND

E

SERVICES

Gas fired central heating, mains drainage and
water

LOCAL AUTHORITY

West Suffolk Council, West Suffolk House, Western
Way, Bury St Edmunds IP33 3YU

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 14/05/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?