



Faiken
Haverhill, Suffolk

DAVID
BURR



Faiken, Hill Crescent, Haverhill, Suffolk CB9 0DF

Haverhill is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes' drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well-used sports centre with all-weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

A substantial detached bungalow three/four bedroom bungalow with an abundance of off-road parking, garage and extensive gardens and a range of outbuildings including a home office/studio situated in one of Haverhill's most sought after roads.

A spacious and well presented detached bungalow offering well proportioned contemporary living accommodation

Entrance into:

SITTING ROOM A spacious vaulted reception room with skylight and tilt and turn windows. Corridor leading to the bedrooms and opening through to the:

KITCHEN/FAMILY ROOM A light and spacious contemporary kitchen fitted with a range of wall and base units under granite worktop with stainless steel sink inset. Integrated appliances include electric double oven, warming drawer and five ring induction hob, freezer, washing machine and dishwasher. Whilst there is space for an American style fridge/freezer, a large pantry cupboard and opening to the generous family area with plenty of space for leisurely seating with bi-fold doors opening to the terrace,

DINING ROOM Another formal reception room with oak flooring, cast iron Victorian fireplace with stone surround and storage built into the chimney recesses. This room could be utilised as a fourth bedroom if necessary.

BEDROOM 1 A spacious master bedroom with a range of fitted wardrobes with sliding mirror wardrobe doors and an **En-Suite** comprising a tiled shower cubicle, WC, vanity sink unit, heated towel rail and extensively tiled walls and flooring. Roof window.

BEDROOM 2 Another spacious double bedroom with storage cupboard.

BEDROOM 3 A further double bedroom with outlook to the side.

BATHROOM Stylishly fitted with a tiled bath, separate tiled shower cubicle, wash hand basin, WC, heated towel rail, further storage units and extensively tiled walls and flooring.

Outside

The property is approached via a five bar gate leading to an extensive driveway providing parking and turning for multiple vehicles in turn leading to the **GARAGE** with light and power connected. Gates either side of the property lead to an extensive rear garden with a generous paved dining terrace, areas of artificial lawn and bordered with mature flower beds, further decked terrace to the rear, children's play area and a range of outbuildings include an **Office/Studio** which is currently utilised as a hair salon and jacuzzi room with a shower and cloakroom.

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EPC RATING: D.

TENURE: Freehold.

SERVICES: Main drains, electricity, air source heat pump and PhotoVoltaic panels. **NOTE:** None of the services have been tested by the agent.

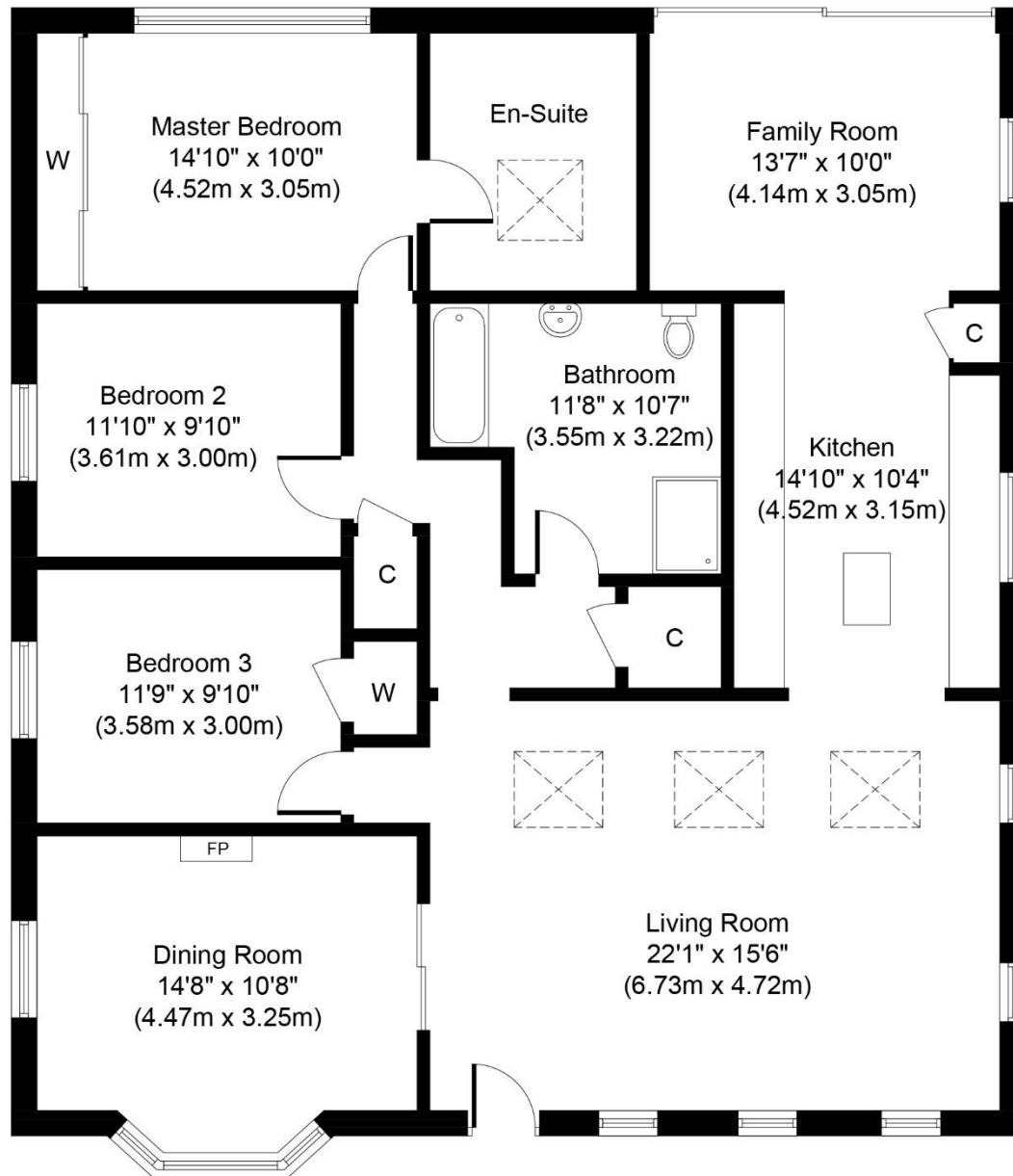
LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: E. £2,595.98 per annum.

WHAT THREE WORDS DIRECTIONS: doctor, sped, puff.

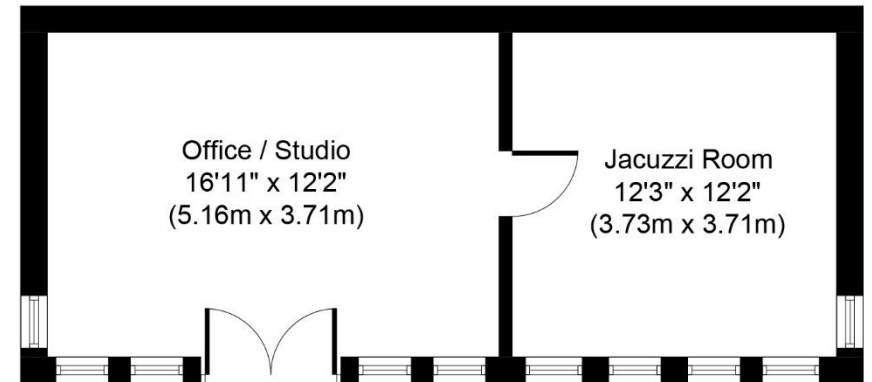
VIEWING: Strictly by prior appointment through DAVID BURR.

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Ground Floor
Approximate Floor Area
1575 Sq. ft.
(146.3 Sq. m.)



Outbuilding
Approximate Floor Area
196 Sq. ft.
(18.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

