



**3 Seymore Drive
Haverhill, Suffolk**

**DAVID
BURR**



3 Seymore Drive, Haverhill, Suffolk CB9 9PQ

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 spacious, light and versatile four bedroom property located in a tucked away location in this popular residential housing development within easy access to the town centre and main trunk roads. The property enjoys off-road parking for multiple vehicles, garage and generous rear gardens.

A four bedroom property with the benefit of off-road parking for multiple vehicles, garage and generous rear garden.

Entrance into:

ENTRANCE HALL: A light hallway with staircase leading to the first floor with storage cupboard beneath, rooms off:

SITTING ROOM: A generous reception room with outlook to the rear gardens and sliding doors leading to the terrace.

DINING ROOM: Another generous reception room with outlook to the front.

STUDY: Could also be utilised as a children's playroom with outlook to the front.

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of wall and base units under worktop with stainless steel sink and drainer inset. Integrated appliances include a Siemens integrated double oven and four ring gas hob, whilst there is space and plumbing for a washing machine, tumble dryer and fridge/freezer. Plenty of space for dining table and chairs. Door to side:

First Floor

LANDING: A generous galleried landing with airing cupboard and outlook to the front.

MASTER BEDROOM: A spacious double bedroom with a range of built-in wardrobes and **En-Suite** comprising tiled shower cubicle, pedestal sink unit, WC, heated towel rail and extensively tiled walls and flooring.

BEDROOM 2: Another generous double bedroom with outlook to the front.

BEDROOM 3: A further double bedroom with outlook to the front.

BEDROOM 4: With outlook to the rear.

FAMILY BATHROOM: Stylishly fitted with a bath with shower attachment over, vanity unit with counter top sink with storage beneath, WC, heated towel rail.

Outside

The property is approached via a driveway providing parking for multiple vehicles in turn leading to the **GARAGE** with light and power connected. An area of front garden with traditional lawn and flower borders. A gated access leads through to the rear which features an area of traditional lawn set adjacent an extensively paved dining terrace, retaining wall with space for a garden shed and a rear decked area, ideal for a hot tub or covered seating.

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SERVICES: Main water and drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233.

COUNCIL TAX BAND: D. £2,139.61 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1100 mbps download, up to 1100 mbps upload.

Phone Signal: Yes. Provider: EE, Three, Vodafone and O2.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

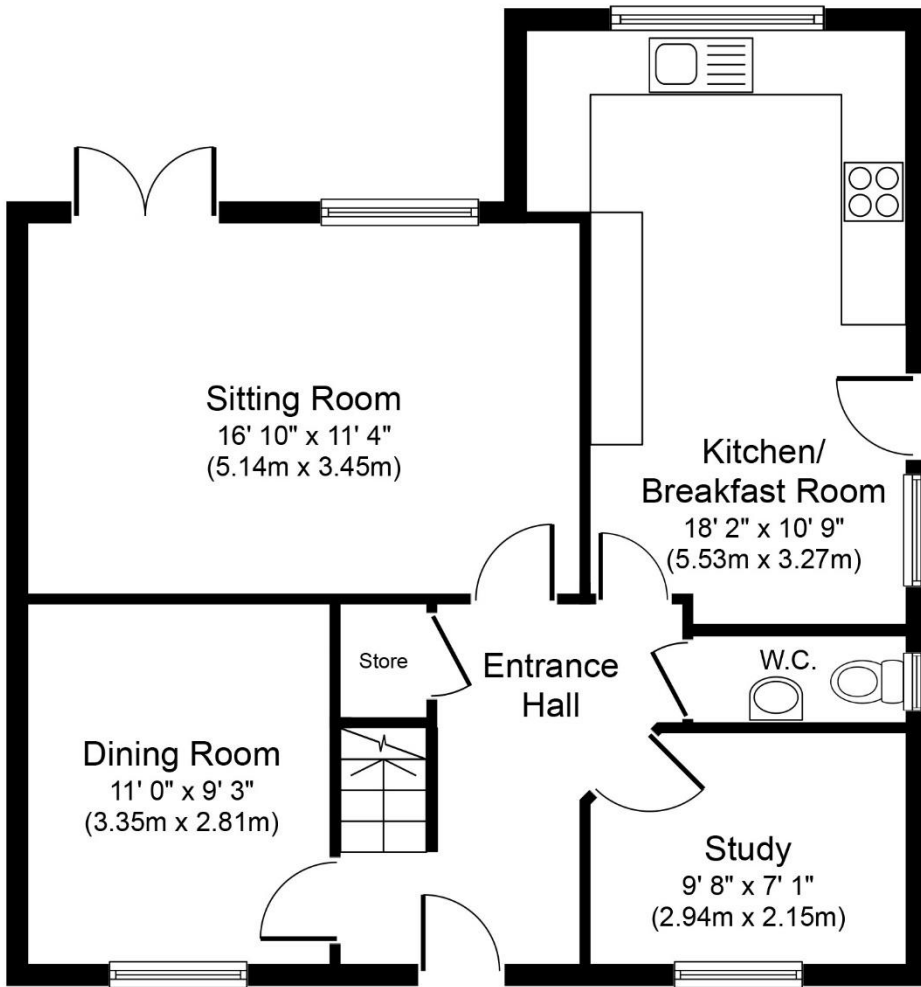
ASBESTOS/CLADDING: None known.

ACCESSABILITY ADAPTIONS:

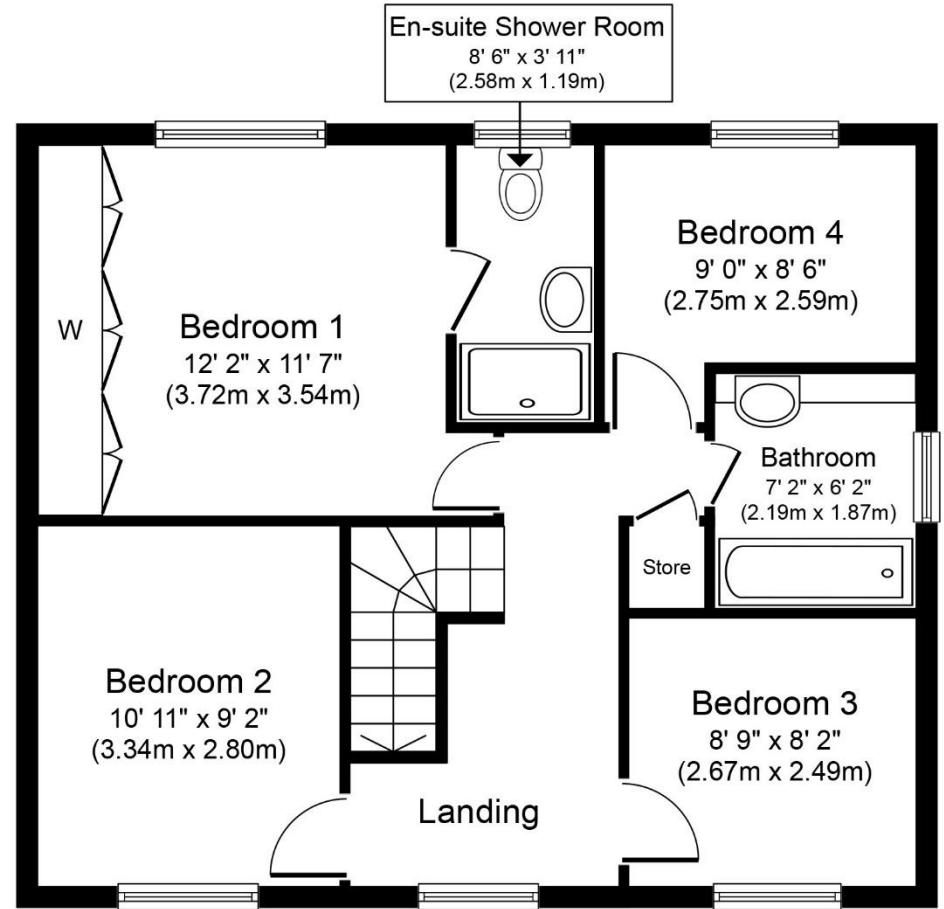
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
676 sq. ft.
(62.8 sq. m.)



First Floor
Approximate Floor Area
608 sq. ft.
(56.5 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.

