

DAVID
BURR



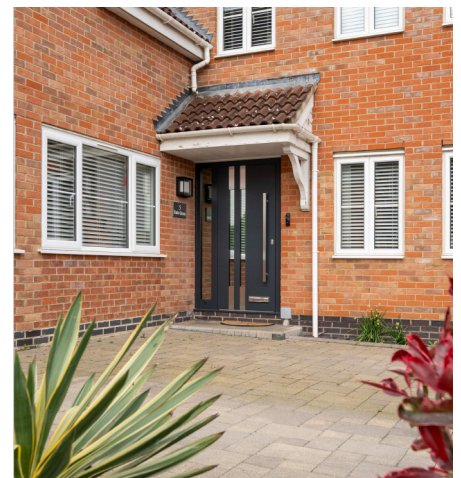
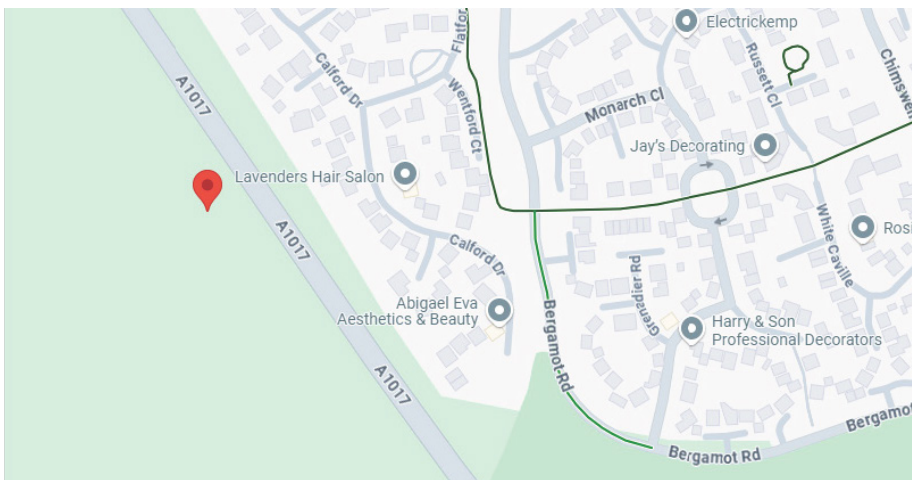
5 Earls Green

Haverhill, Suffolk

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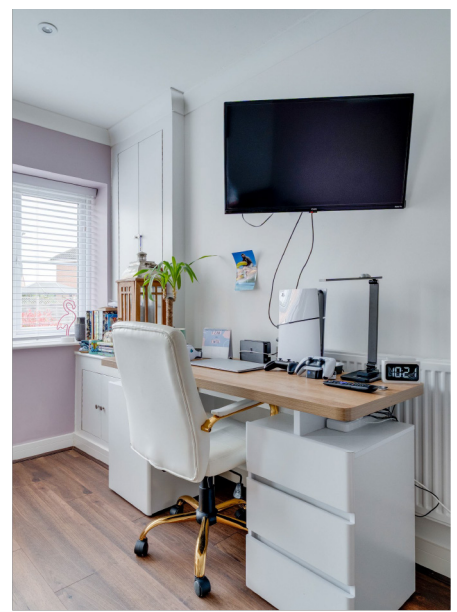
This spacious, well presented and high specification four bedroom family home also enjoys a one bedroom self-contained annexe, further benefiting from an abundance of off-road parking and landscaped gardens. Internally the property enjoys high specification kitchens and stylish bathrooms, air conditioning and is situated on this popular development within range of the Town Centre and further amenities.



- A spacious and well presented, high specification four bedroom family home
- High specification kitchens and bathrooms
- Further benefitting from an additional one bedroom self-contained annexe
- Abundance of off-road parking
- Landscaped gardens
- Situated on a popular development within range of the Town Centre and amenities

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Telephone 01787 277811
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INTERIOR

Entrance into a spacious hallway with storage cupboards, staircase to the first floor and doors leading to a stunning KITCHEN/BREAKFAST ROOM comprehensively fitted with a range of units, high specification integrated appliances, tiled flooring and doors leading through to the DINING ROOM further reception rooms include a generous SITTING ROOM with French doors leading to the terrace, whilst the ground floor further benefits from a CLOAKROOM and door into the SELF-CONTAINED ANNEXE with SITTING ROOM, KITCHEN, BEDROOM AND SHOWER ROOM.



FIRST FLOOR

The property enjoys FOUR generous double BEDROOMS with contemporary En-suite to Master and a beautifully presented FAMILY BATHROOM.



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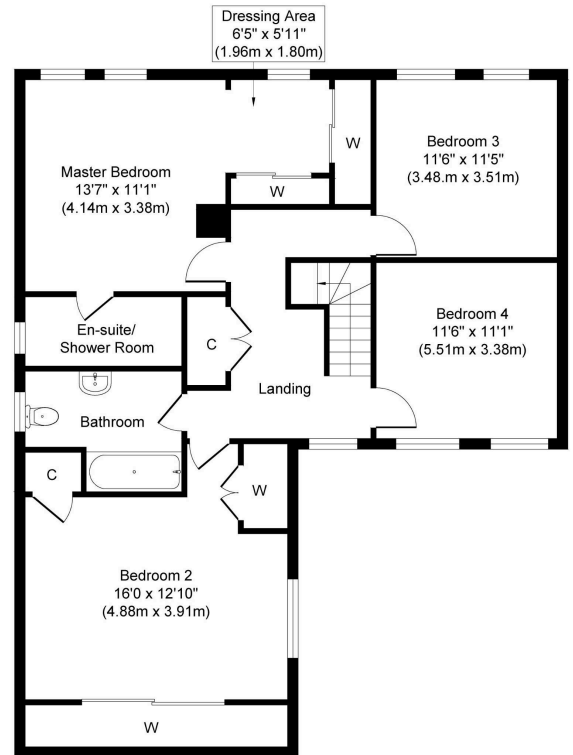
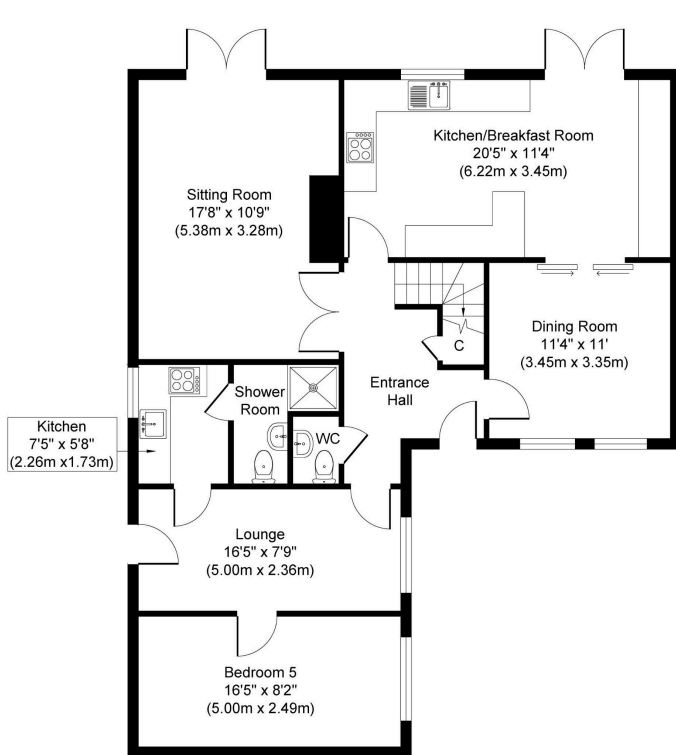
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EXTERIOR

The property is approached via a driveway providing parking for multiple vehicles with further parking being created by the current owners. A gated access to either side of the property leads through to the generous rear gardens with an extensively paved dining terrace, set under a pergola an adjacent areas of traditional lawn interspersed with mature trees and planting, enclosed with border fencing.



Floorplan



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.

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Haverhill, Suffolk

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



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: Band E. £2,741.44 per annum.

PROPERTY POSTCODE: CB9 7WN.

TENURE: Freehold.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 2000 mpbs download, up to 2000 mpbs upload. Telephone Signal: Yes.

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 telephone services by visiting <https://checker.ofcom.org.uk/>.

CONSTRUCTION TYPE: Brick.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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