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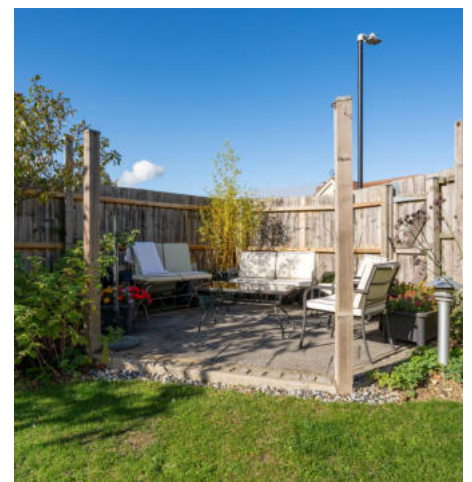
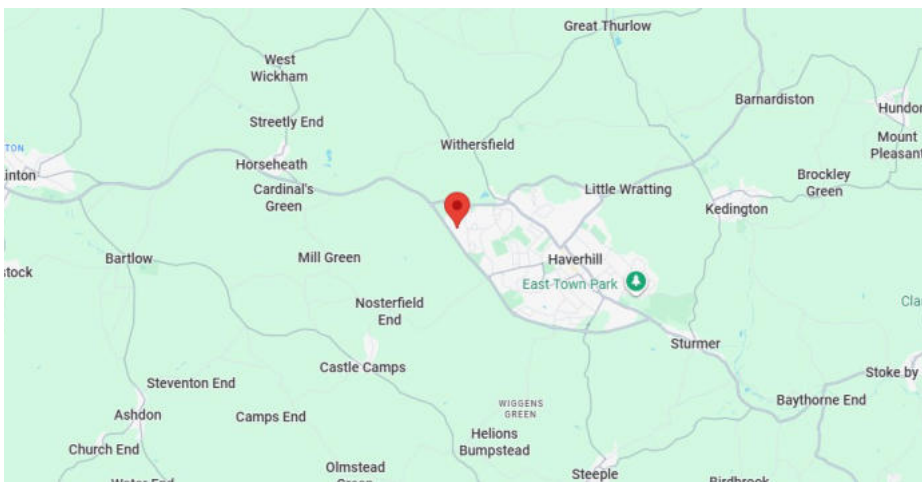
1 Banham Mews

Haverhill, Suffolk

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This spacious and beautifully presented extended four bedroom detached house sits in an enviable position on the desirable Hanchett Village within close proximity to amenities and access roads to Cambridge. The property enjoys extremely well presented living accommodation, car port, garage and generous southwest facing rear gardens.



- Car port and garage
- Southwest facing gardens
- Family Kitchen
- Fireplace
- 4 generous bedrooms
- Close to amenities

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INTERIOR

Entrance via a light HALLWAY with staircase leading to the first floor with storage cupboard beneath. Door to SITTING ROOM a beautifully presented reception room with outlook to the front and featuring a Jet Stream open fireplace with granite hearth and stone mantle. Door opening to DINING ROOM with plenty of space for dining table and chairs and French doors to the terrace. Door to KITCHEN/BREAKFAST ROOM a stunning family kitchen with a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include a NEFF double oven with slide and hide doors, a four ring induction hob with extractor over, NEFF dishwasher, space for fridge freezer, breakfast bar and door leading out and door to the UTILITY ROOM with a further range of wall and base units under worktop with stainless steel sink inset. Space and plumbing for a washing machine, tumble dryer, housing for the boiler, personal door to the Garage and door leading to the rear. CLOAKROOM with WC and wash hand basin



FIRST FLOOR

A generous double MASTER BEDROOM with outlook to the front and an En-Suite comprising a tiled shower cubicle, vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring. There are THREE further spacious DOUBLE BEDROOMS and a FAMILY BATHROOM comprising panel bath with shower over, pedestal sink unit, WC, heated towel rail and part tiled walls.



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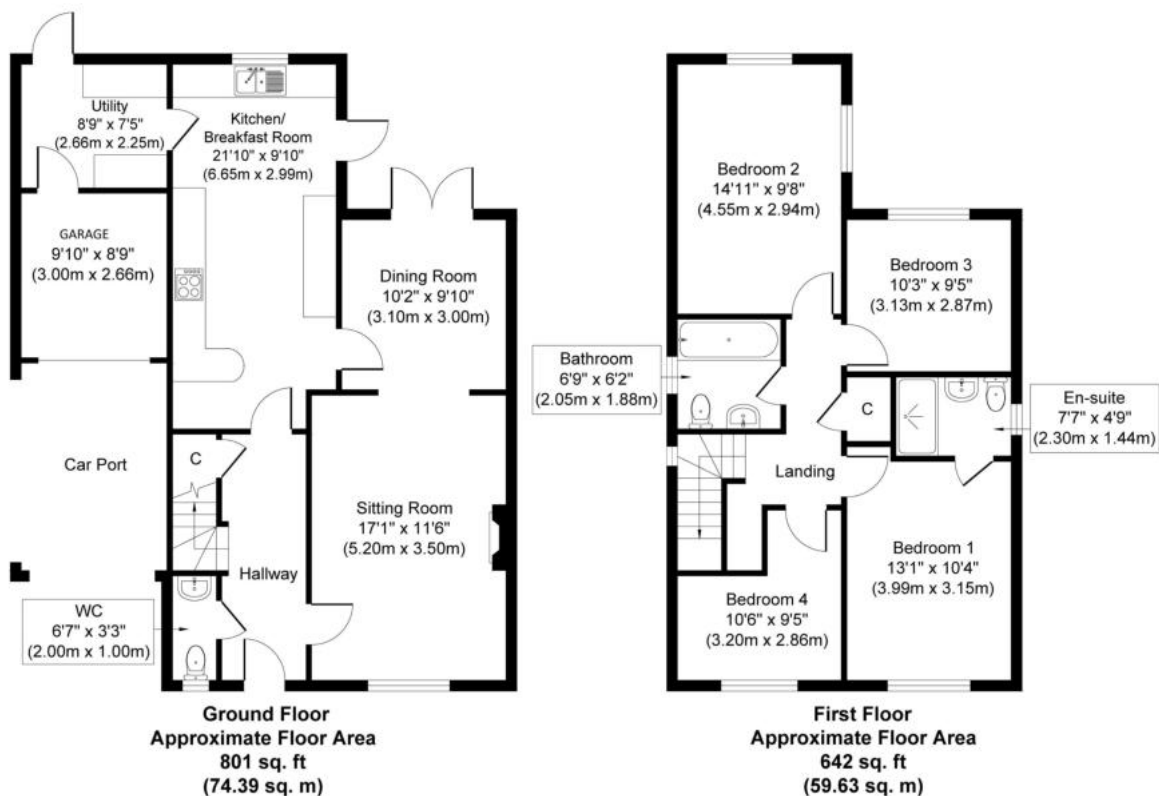
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EXTERIOR

To the front the property enjoys parking for multiple vehicles, both via the driveway with an OPEN CAR PORT in turn leading to the SINGLE GARAGE with electric up and over doors and light and power connected. Further parking is via a freshly shingled front garden. A gated access leads through to the rear with an expanse of traditional lawn, interspersed with mature trees, planting and two generous dining terraces enjoying a southerly and westerly aspect respectively.



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

COUNCIL TAX BAND: D. £2,243.00 per annum.

PROPERTY POSTCODE: CB9 7FT.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 2000 mpbs download, up to 200 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/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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