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Faiken, Hill Crescent, Haverhill, CB9 0DF

A significantly improved and extended detached bungalow situated in one of Haverhill's most popular residential cul de sacs. The property offers versatile living accommodation with further benefits including a wonderful re-fitted kitchen with island, generous rear garden with bar area and studio, garage and generous driveway. (EPC Rating D).

Guide Price **£675,000**

- Large Garden Studio With Hot Tub
- Bar Area
- Largely Extended
- Air Heat Source Pump Heating
- PV Panels (photovoltaic)
- Impressive Living Accommodation
- Re Fitted En Suite & Bathroom



HAVERHILL

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and 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.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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.

ACCOMMODATION with approximate room sizes.

ENTRANCE HALL

Composite door, radiator, door to Storage cupboard, door to:

SNUG

4.48m x 3.52m (14'8" x 11'7")max

Bay window to front, window to side, open fireplace with built in bespoke furniture, radiator.

SITTING ROOM

21' 6" x 15' 5" (6.55m x 4.7m)

Impressive room with vaulted ceiling with two sky lights, full length windows to front and side, electric feature fire, underfloor heating, inset spotlights, composite front door. opening through to:

KITCHEN

4.55m x 4.15m (14'11" x 13'7"

measured into units) max. Fitted with a matching range of base and eye level units with granite worktop space over, sink with mixer tap, integrated freezer, dishwasher and washing machine, electric oven, additional steam oven and grill, centre island housing ceramic induction hob with extractor hood over, window to side,



window to front, oak flooring with underfloor heating, inset spotlights, open plan to dining area.

DINING ROOM

4.15m (13'7") x 9'7"

Window to side, two radiators, oak flooring, bi folding doors to garden.

BEDROOM 1

4.54m x 3.16m (14'11" x 10'4")

Window to rear, radiator, mirrored sliding doors to wardrobe.

EN-SUITE

Re fitted suite comprising walk in shower with glass screen and tiled walls, Built in vanity wash hand basin with built in storage units, low level WC, inset spotlights, tiled flooring with underfloor heating, inset spotlights, electric towel rail.

BEDROOM 2

3.56m x 2.96m (11'8" x 9'8")

Window to side, radiator.

BEDROOM 3

(11'9") x (9'10")

Window to side, radiator, door to wardrobe.



BATHROOM

Re-fitted with four piece suite comprising panelled bath, wash hand basin, walk in shower cubicle, low-level WC, heated towel rail, extractor fan. tiled flooring with under floor heating.

OUTSIDE

The property has the benefit of a generous and established rear gardens which is step free throughout.

On leaving the Family Room there is an immediate patio area providing an ideal area for seating and entertaining. The remainder of the garden which is laid to astro turf with an array of mature shrubs and plants located throughout. The garden is very private and enclosed by timber fencing with a raised seating area providing a perfect space for entertaining, this leads onto an outside studio/office measuring 16'11 x 12'2 if is fully double glazed and has double doors and windows over looking gardens, there is power and light connected as well as heating and toilet connected to the mains drainage. Double doors lead into further room measuring 12'3 x 12'1 which is a hot tub room complete with hot tub and shower. The property also has a fantastic outside bar area with all power and light connected. There is an access gate leading to the driveway and also a personal door providing access to the garage.

SINGLE GARAGE & DRIVEWAY

To the side of the property is a single garage with electric up and over door, power and lighting connected with personal door leading to the garden.

VIEWINGS

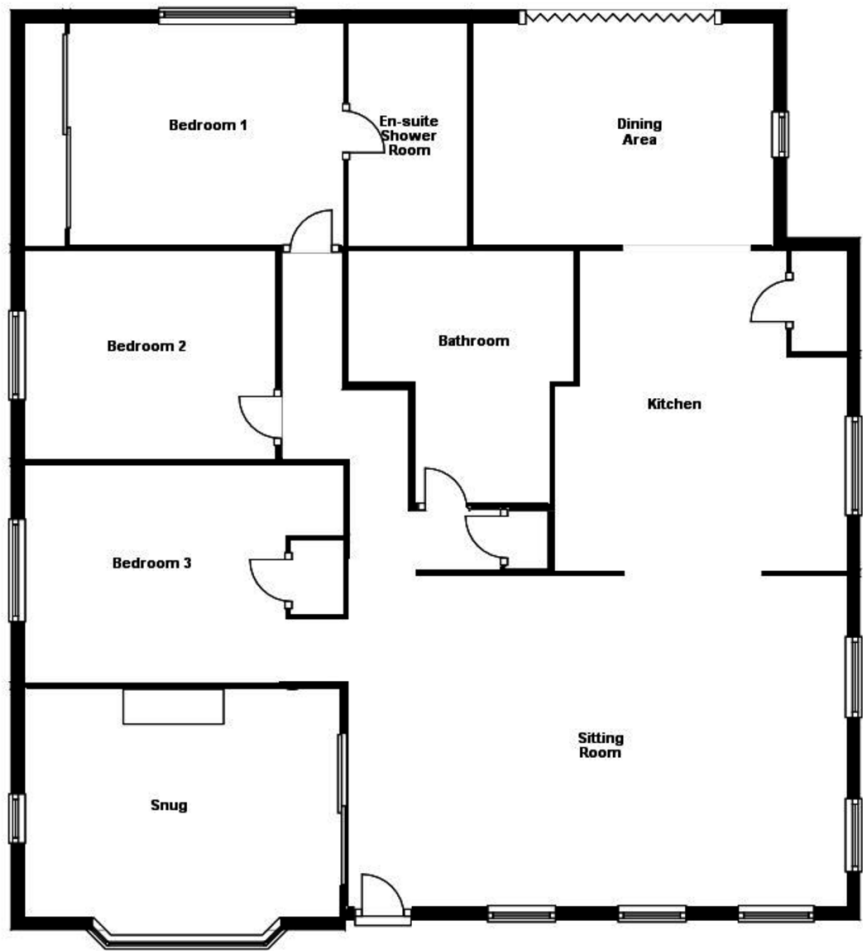
By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



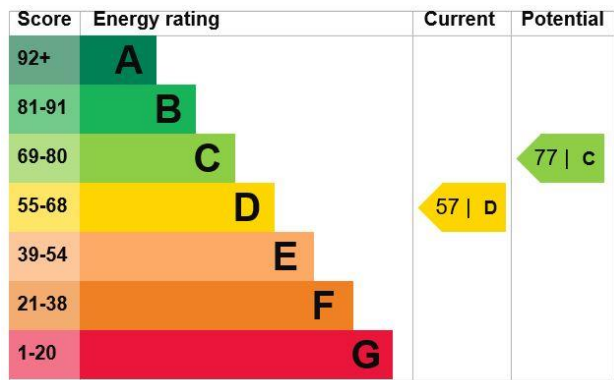




Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.