



Strawberry Fields, Haverhill, CB9 9DR





# Strawberry Fields

Haverhill,  
CB9 9DR

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**Offers In Excess Of £425,000**

- Double Garage & Double Width Driveway
- Conservatory Extension
- Re Fitted Kitchen
- Three Reception Rooms
- Four Double Bedrooms
- En-suite & Re Fitted Bathroom
- Gas Central Heating
- Triple Glazed Windows
- Further Two Parking Spaces

Beautifully presented four double bedroom modern family home that has been lovingly improved by the current owners with a re fitted kitchen/breakfast room, re fitted bathroom and replacement triple glazed windows.





## LOCATION

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 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, gymnasias, 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.



## Entrance Hall

Composite door to front, window to side, radiator, storage cupboard, stairs to landing.

## Downstairs WC

Suite comprising low level WC, pedestal wash hand basin, window to front, radiator.

## Study

Window to front, radiator.

## Kitchen/Breakfast Room

Re fitted kitchen with a range of matching wall and base units with Quartz worksurfaces over, eye level double oven with gas hob and extractor hood over, space and plumbing for appliances, Amtico LVT tiled flooring, window to rear, door to side, radiator, sink unit with mixer taps, radiator, inset spotlights, breakfast bar seating.

## Lounge

Patio doors opening into conservatory, gas fire with marble hearth and wood surround, window to rear, laminate flooring, radiator.

## Conservatory

uPVC construction with brick plinth, tiled flooring, French doors onto rear gardens, patio doors into lounge.

## Dining Room

Window to front, radiator, laminate flooring.

## Landing

Loft access, airing cupboard.

## Bedroom One

Window to front, radiator.

## Ensuite

Suite comprising low level WC, pedestal wash hand basin, shower, radiator.

## Bedroom Two

Built in storage cupboard, window to front, radiator.

## Bedroom Three

Window to rear, radiator.

## Bedroom Four

Window to rear, radiator.

## Family Bathroom

Re fitted suite comprising P shaped bath with shower over and glass

screen, vanity wash hand basin, low level WC, heated towel rail, tiled walls, window to rear.

## Outside:

Front: Corner plot with laid to lawn gardens enclosed by hedgerow borders, flowers beds, second section that could be made into further parking.

Double garage & driveway: Parking for two cars leading to garage with up and over doors, power and light connected, side access door.

Rear: Attractive mature landscaped gardens with three laid to patio areas for seating or shed base, uPVC garden shed, laid to lawn gardens enclosed by timber fencing with side gated access, flower bed borders.

## Material Information

Freehold

Council Tax E

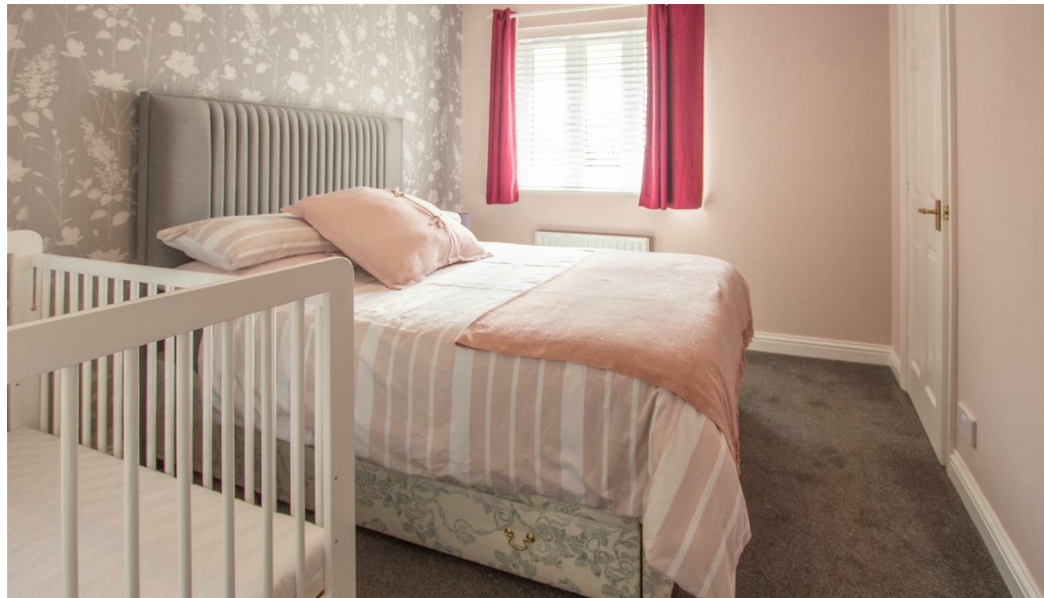
West Suffolk Council

## Special Notes

1. None of the fixtures and fittings are included in the sale unless














Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



specifically mentioned in these particulars.

Offers In Excess Of £425,000

Tenure - Freehold

Council Tax Band - E E

Local Authority - West Suffolk West Suffolk

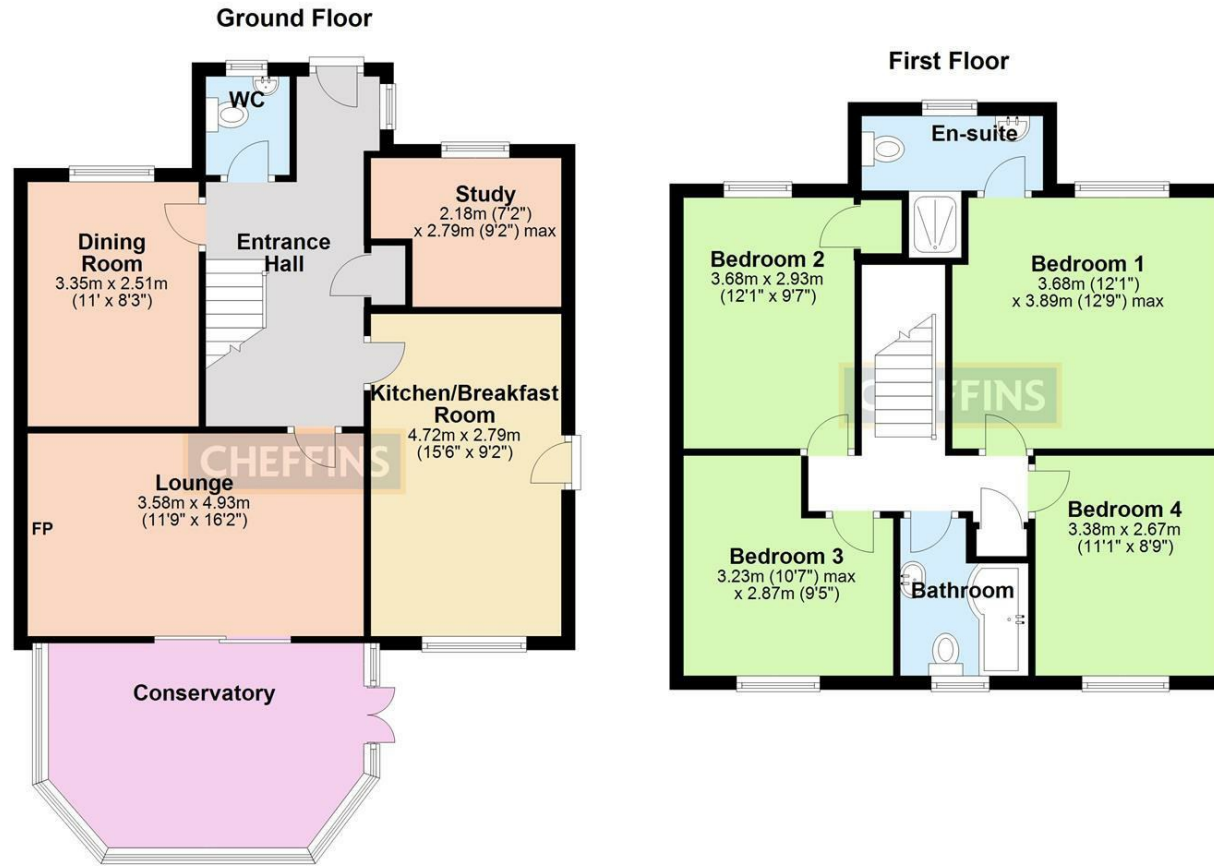
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

### Viewings

By appointment through the Agents.





Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.