



Poplar Close, Haverhill, CB9 9EJ

**CHEFFINS**



# Poplar Close

Haverhill,  
CB9 9EJ

4 1 2

**Guide Price £390,000**

- Integral Garage & Driveway
- Re Fitted Kitchen & Bathroom
- Two Reception Rooms
- Utility Room & Downstairs WC
- Good Sized Private Rear Gardens
- Potential To Extend STP
- Cambridge Side Of Town
- Walking Distance To Schools & Supermarket
- Gas Central Heating

Rarely available four bedroom detached family home situated on a quiet cul de sac within walking distance to local schools, retail park and Sainsburys supermarket . The property has a generous corner plot with potential to extend STP. (EPC Rating TBC)







## 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 to provide 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

Stairs to landing, door to front, radiator.

## Lounge

Box window to front. red brick fireplace with gas fire, radiator.

## Dining Room

Window to rear, radiator.

## Kitchen

Range of matching wall and base units with worksurfaces over, sink with mixer taps, space and plumbing for appliances, tiled flooring and tiled splashbacks, window to rear, understairs cupboard.

## Utility

Sink with mixer taps, space and plumbing for appliances, tiled splashbacks, tiled flooring, window and door to rear, inner doorway into garage.

## WC

Suite comprising low level WC, vanity wash hand basin, tiled flooring, tiled splashbacks, window to side, radiator.

## Landing

Airing cupboard, loft access.

## Bedroom One

Fitted wardrobes, two windows to front, radiator.

## Bedroom Two

Window to front, radiator.

## Bedroom Three

Window to rear, radiator.

## Bedroom Four

Window to rear, radiator.

## Family Bathroom

Re fitted suite comprising low level WC, vanity wash hand basin, side panelled bath with shower over and glass screen, tiled walls and tiled flooring, window to side, heated towel rail.

## Outside:

Front: Corner plot with driveway to garage, potential to create further parking with laid to lawn gardens to front and side with shrub borders.

Garage: 16'11 x 7'7 5.16m x 2.31m Up and over door, rear access door, power and light connected.

Rear: Beautiful red brick walled private gardens of good sized proportions, raised Indian sandstone patio with steps leading down to mature gardens being mainly laid to lawn with fruit trees and shrub borders, timber built garden shed, gated side access.

## Material Information

Freehold

Council Tax D

West Suffolk Council

## Special Notes

SPECIAL NOTES

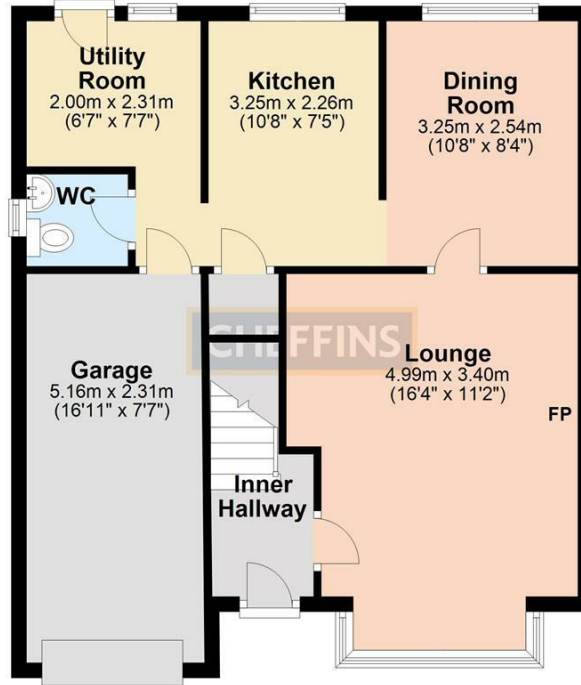
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. 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.



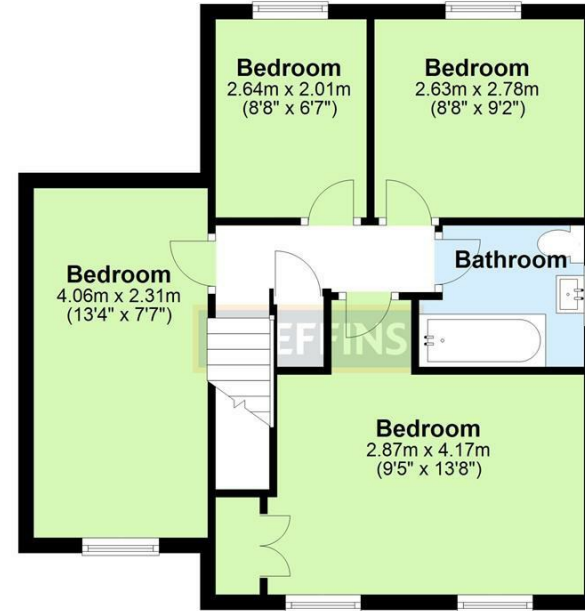




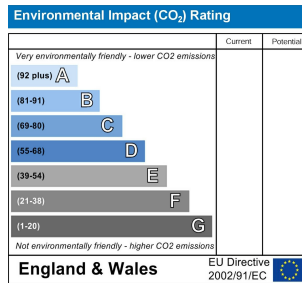
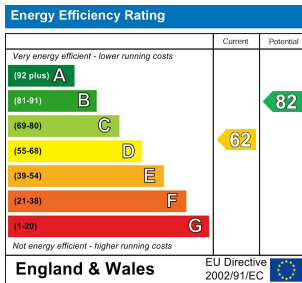
### Ground Floor



### First Floor



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



27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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.