



Chapple Drive, Haverhill, CB9 0DJ

CHEFFINS

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Haverhill,
CB9 0DJ

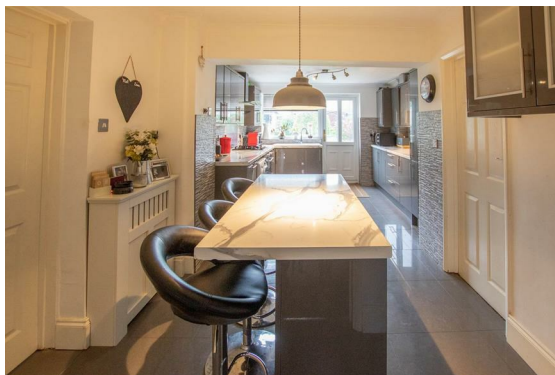
- Large Driveway & Garage
- Three Reception Rooms
- Good Sized Kitchen/Breakfast Room
- Outside Bar Area
- Potential To Extend Further STP
- Large Gardens
- Master Bedroom with en-suite
- Walking Distance To Local Schools

Rarely available largely extended four double bedroom semi detached family home. The property is situated in a sought after location with a large plot offering ample off road parking with garage and large family gardens to the rear. (EPC RATING D)

4 2 3

Guide Price £410,000





LOCATION

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 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.

ENTRANCE PORCH Door to:

ENTRANCE HALL Under stair storage cupboard, stairs to landing, radiator, door to:

Downstairs Shower Room/ WC: window to front. Suite comprising shower cubicle with tiled splash backs, WC, wash basin, radiator.

LOUNGE 24' 08" x 12' 11" (7.52m x 3.94m): window to front, radiator, feature fireplace, double doors to:

STUDY/OFFICE 11' 7" x 7' 06" (3.53m x 2.29m) window to rear, door to rear, wood flooring.

KITCHEN/BREAKFAST ROOM 20' 1" x 10' 09" (6.12m x 3.28m) A grey kitchen suite with a generous range of base & eye level cupboards & drawers with worktops over, under counter lighting & low level LED lighting. Fully integrated with fridge/freezer, washing machine, dish washer, oven, four ring gas hob with extractor hood over. Tiled flooring & splash backs, further breakfast bar & additional eye

level cupboards. Inset ceramic sink & drainer. Double doors to:

DINING ROOM 12' 11" x 12' 0" (3.94m x 3.66m) French doors to rear garden, radiator, storage cupboard.

LANDING Loft access, airing cupboard, door to:

MASTER BEDROOM 24' 11" x 9' 10" (7.59m x 3m) windows to front & rear, two radiators, a range of fitted wardrobes, door to:

ENSUITE window to rear. side panel bath with shower over, WC, wash basin, tiled splash backs, radiator.

BEDROOM 14' 11" x 10' 04" (4.55m x 3.15m) box window to front, built in wardrobes, radiator.

BEDROOM 12' 01" x 11' 06" (3.68m x 3.51m) window to rear, radiator.

BEDROOM 8' 09" x 7' 01" (2.67m x 2.16m) window to front, radiator.

BATHROOM window to rear, panel

bath with mixer tap, WC, wash basin, fully tiled walls, radiator.

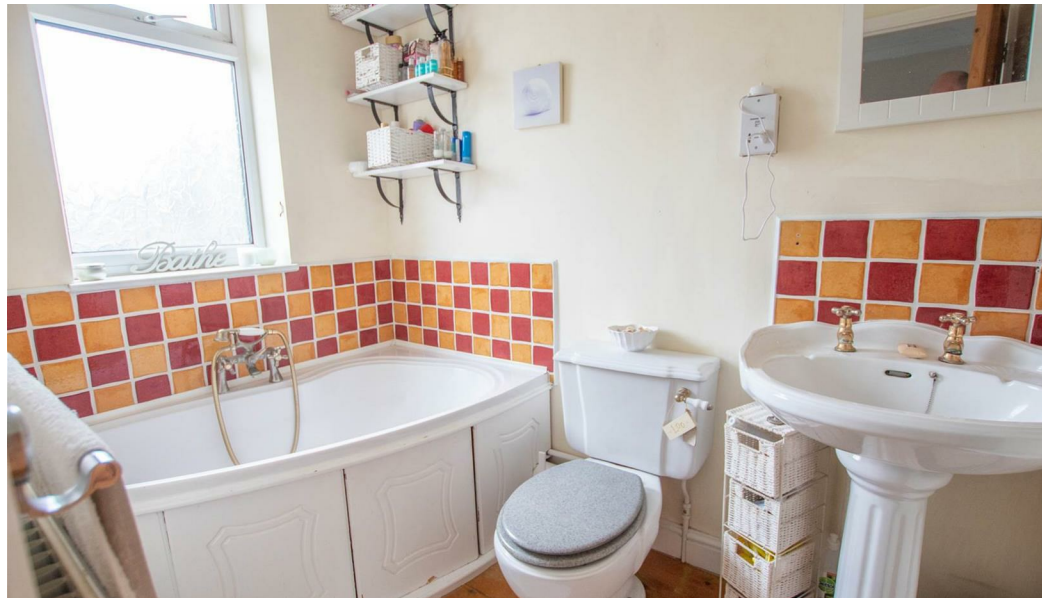
OUTSIDE The property has a good sized frontage with a large bloc paved driveway providing plenty of parking. This leads to a single garage with up & over door, light & power. Gated side access. The impressive large rear garden is enclosed by fencing & hedging, Immediately from the rear doors is a good sized patio providing several seating areas. There is a outside bar with power and light connected, the remainder of the garden is mainly laid to lawn, with stone barbecue. There is also a wooden shed and, timber built dog enclosure is for sale by separate negotiation.

Material Information
Freehold
Council Tax D
West Suffolk Council

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.





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



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 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk



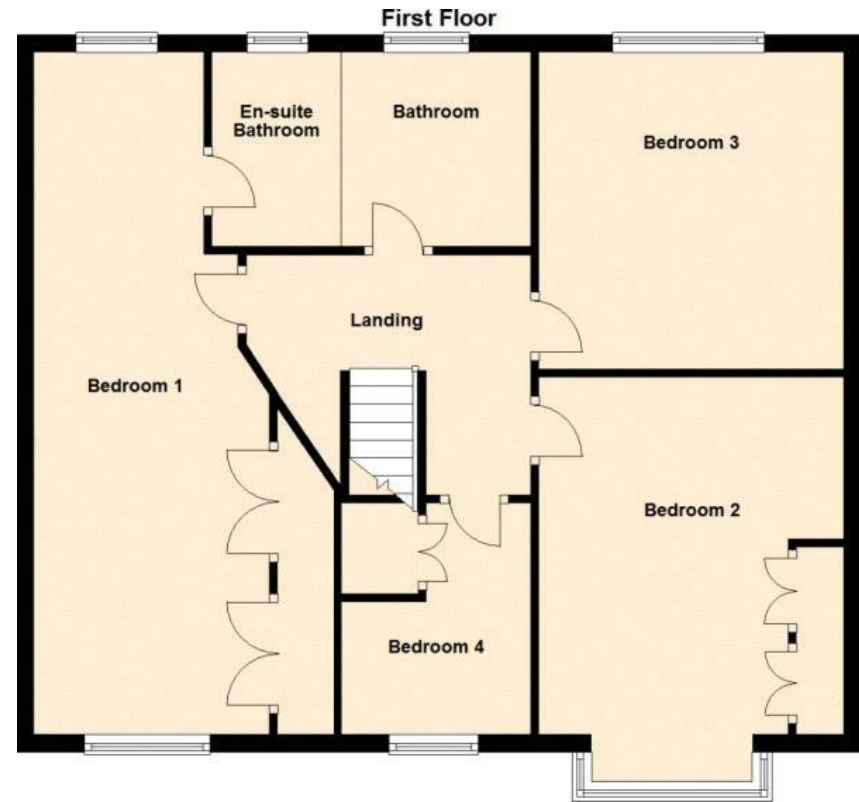
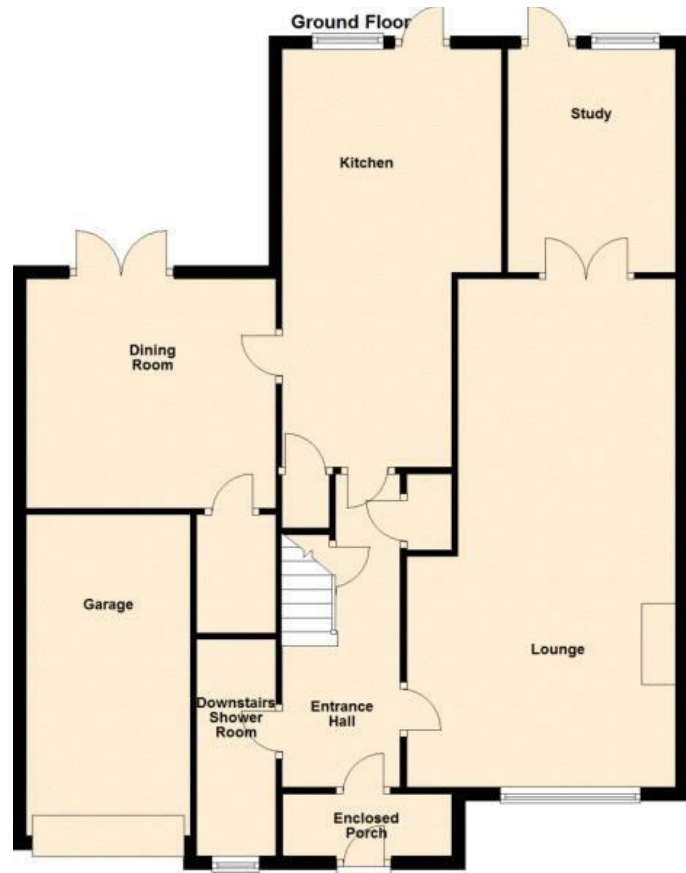


2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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.



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.

