



Bellings Road, Haverhill, CB9 7RD

**CHEFFINS**

# Bellings Road

Haverhill,  
CB9 7RD

4 2 1

**Offers In Excess Of £360,000**

- Spacious Accommodation
- Good Sized Bedrooms
- En-suite To Master
- Three Reception Rooms
- Kitchen/Utility Room
- Finished To A Fantastic Standard
- NO ONWARD CHAIN

An impressive four bedroom semi detached family home occupying a prominent position within this popular residential development. The property has been vastly improved with a stunning kitchen/utility area, dining room, study, master bedroom with en-suite, landscaped gardens. NO ONWARD CHAIN.





## 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, 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 - Window to side, radiator, stairs to first floor, entrance door, door to:

Downstairs WC - Window to rear, fitted with a two piece suite comprising a vanity wash hand basin with mixer tap and tiled splashback, low-level WC, radiator.

Kitchen - 3.09m x 2.49m (10'2" x 8'2") - Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood over, window to side, open plan to utility area, door to dining room.

Utility Area - 1.92m x 1.81m (6'4" x 5'11") - Space for fridge/freezer, radiator, door to rear garden.

Dining Room - 3.59m x 2.73m (11'9" x 8'11") - Window to rear, radiator, french doors to rear garden.

Sitting Room - 6.10m x 3.23m (20'0" x

10'7") - Window to front, two radiators, french doors to rear garden.

Family Room - 2.84m x 3.42m (9'4" x 11'3") - Window to front, radiator.

Landing - Access to all rooms, loft access, built-in cupboard.

Bedroom 1 - 4.09m x 2.67m (13'5" x 8'9") - Window to front, two radiators, two built-in double cupboards, door to:

En-Suite - Fitted with a three piece suite comprising a pedestal wash hand basin with mixer tap, tiled shower enclosure with power shower over and glass screen, low-level WC, window to rear.

Bedroom 2 - 2.82m x 4.59m (9'3" x 15'1") - Two windows to front, radiator, built-in double cupboard.

Bedroom 3 - 3.11m x 2.73m (10'2" x 8'11") - Window to rear, radiator.

Bedroom 4 - 2.24m x 2.43m (7'4" x 8'0") - Window to rear, radiator.

Bathroom - Fitted with a three piece suite comprising a panelled bath with independent power shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap, low-level WC, tiled splashbacks, heated towel rail, shaver point, window to rear.

Outside - The rear gardens are low maintenance and has a generous paved patio area. The remainder of the garden is laid with shingle providing a low-maintenance outdoor area to enjoy. The garden is enclosed by timber fencing and a red brick wall.

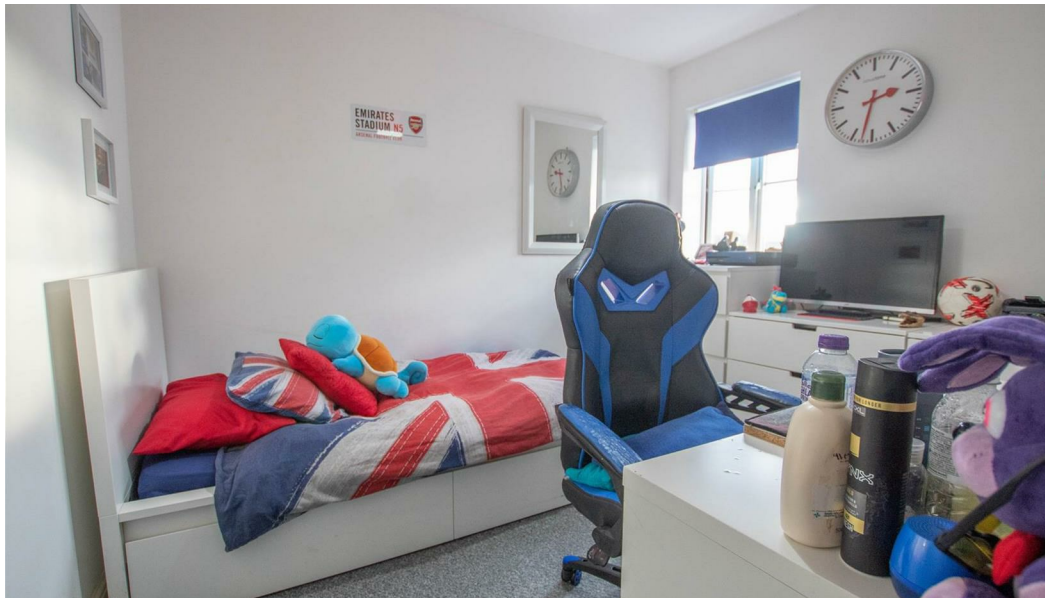
Driveway & Parking - A tarmac drive lies at the rear of the property providing off-road parking.

Material Information:  
Freehold  
Council Tax D  
West Suffolk Council

Special Notes:

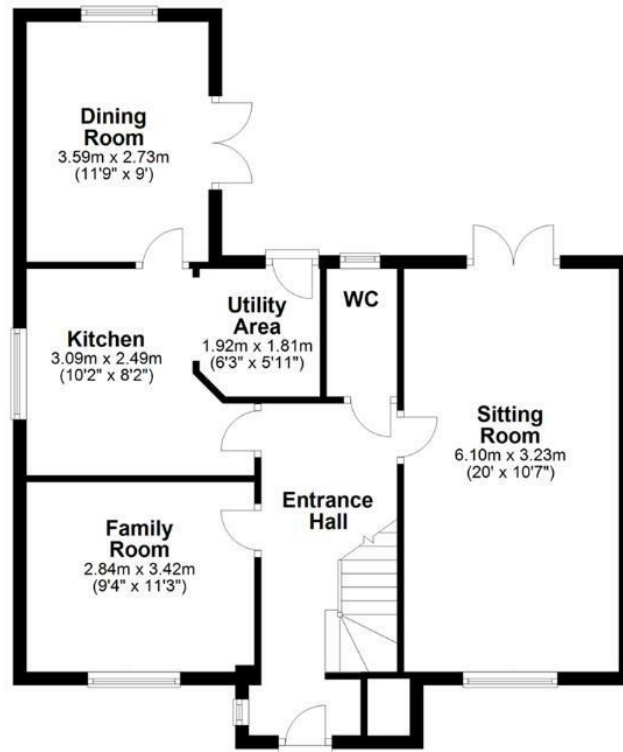
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these



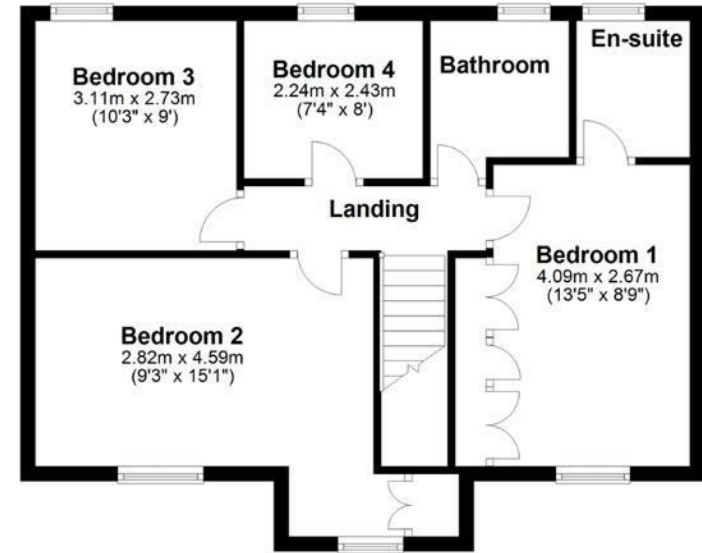




### Ground Floor

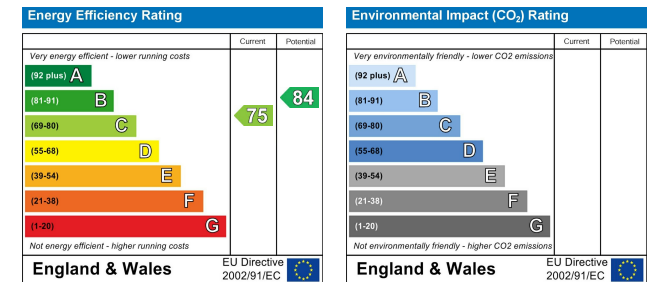


### First Floor



particulars.

- 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.
- Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
- These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/-3" with the metric dimensions being automatic conversions from the imperial dimensions.



### VIEWINGS



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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.