



Shetland Road, Haverhill, CB9 0LR

CHEFFINS

Shetland Road

Haverhill,
CB9 0LR

- Vastly Improved By The Current Owner
- Finished To A High Standard
- Conservatory Extension
- Detached
- Gas Central Heating
- Garage & Driveway
- Walking Distance To Greensward

Beautifully presented three bedroom detached family home situated on a sought after residential development. The property has been extended and finished to a very high standard with open plan living accommodation. EPC TBC

3 1 1

£299,995





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 front, window to side.

Entrance Hall

Understairs cupboard, stairs to landing, radiator.

Kitchen

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

Lounge

Open plan to dining room, window to front, radiator.

Dining Room

Open plan to lounge, patio doors into conservatory, radiator, laminate flooring.

Conservatory

uPVC construction with brick plinth and converted ceiling to create a useable room all year round, radiator, laminate flooring, French doors opening onto garden.

Landing

Loft access, airing cupboard.

Bedroom One

Window to front, radiator, laminate flooring.

Bedroom Two

Fitted Wardrobe, radiator, window to front.

Bedroom Three

Window to front, storage cupboard, radiator.

Family Bathroom

Re fitted suite comprising side panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, window to rear.

Outside

Front: Low maintenance bloc paved garden, side gated access, driveway leading to garage.

Garage: electric door, power and light connected, rear access door.

Rear: Attractive gardens being fully enclosed by timber fencing, side gated access, rear access door into garage. Patio seating area, the remainder of the garden is laid to lawn with mature shrub and flower bed borders, palm tree. Water supply.

Material Information

Freehold
Council Tax C
West Suffolk Council

Special Notes

VIEWINGS

By appointment through the Agents.

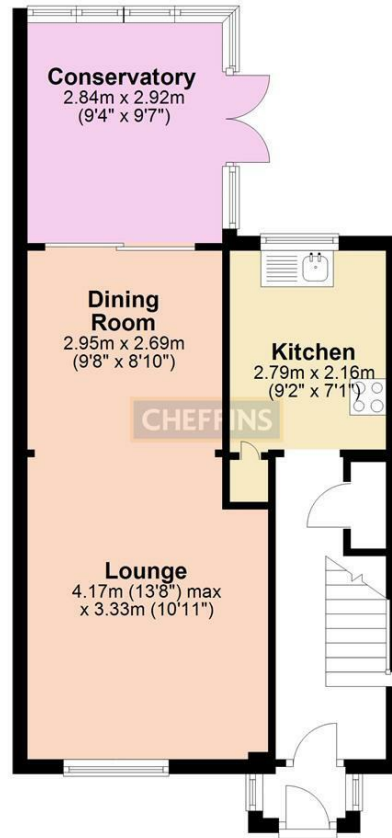
SPECIAL NOTES

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.

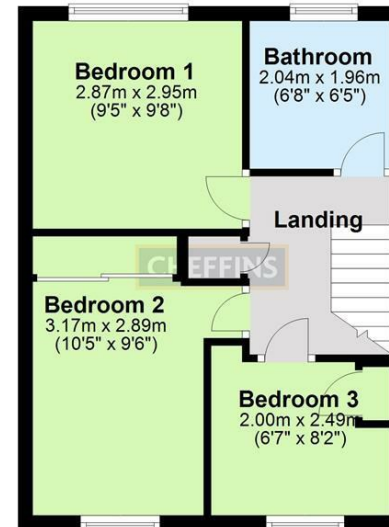




Ground Floor



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.

