



Rutherford Place, Withersfield, CB9 7SY

CHEFFINS

Rutherford Place

Withersfield,
CB9 7SY

- Five Bedrooms
- Three Reception Rooms
- Versatile Accommodation
- Generous Master Bedroom With Dressing Area
- En-Suite
- Spacious Kitchen / Dining Area
- Garage & Parking For Up To 4 Cars

An impressive and immaculately presented detached property occupying a private cul de sac position on the Cambridge side of town. The property offers versatile living accommodation and boasts many fine features including an impressive master bedroom suite, open plan kitchen / dining room, garage and driveway. (EPC Rating B)

5 3 2

Guide Price £479,995





LOCATION

Haverhill is a popular market town 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 Stairs to first floor, door to:

STUDY 8' 2" x 7' 11" (2.49m x 2.41m) Window to front, radiator.

CLOAKROOM/UTILITY A generous cloakroom with WC, vanity storage with wash basin. A range of base level units housing washing machine, radiator.

LIVING ROOM 15' 1" x 11' 9" (4.6m x 3.58m) Window to front, radiator, double doors to Dining area.

KITCHEN 14' 4" x 10' 8" (4.37m x 3.25m) A beautiful open kitchen with a generous range of base & eye level units with worktops over & inset sink & drainer. Integrated dishwasher, fridge/freezer, electric Zanussi oven, hob & extractor.

DINING AREA 12' 3" x 9' 5" (3.73m x 2.87m) French Doors to garden, double doors to living room, radiator.

FIRST FLOOR

LANDING Airing cupboard, door to:

BEDROOM ONE 11' 8" (min) x 11' 1" (3.56m x 3.38m) A beautiful principal bedroom with Juliette balcony to front, separate dressing area with a generous range of fitted wardrobes. Door to:

ENSUITE A spacious bathroom with double shower cubicle, wash basin, WC & vanity storage.

BATHROOM Window, suite comprising panel bath, WC, wash basin, radiator.

BEDROOM TWO 13' 2" x 8' 1" (4.01m x 2.46m) Window, radiator.

BEDROOM THREE 11' 5" x 9' 7" (3.48m x 2.92m) Window, radiator.

SECOND FLOOR

LANDING Door to:

BEDROOM FOUR 15' 9" x 11' 1" (4.8m x 3.38m) Dual aspect windows, fitted wardrobes, radiator.

BEDROOM FIVE Dual aspect windows, fitted wardrobes, radiator.

BATHROOM Window to rear, suite comprising shower cubicle, WC, wash basin, radiator.

OUTSIDE The property has a low maintenance rear garden with immediate paved patio area on leaving the Dining area. There is an additional raised decking area providing an ideal area for seating and entertaining with the remainder of the garden being laid to Astro turf. The garden is enclosed by

timber fencing with side access gate and personal door leading to the single garage.

GARAGE & DRIVEWAY Adjacent to the property is a single garage with up and over, power and lighting connected with personal door leading to the rear garden.

MATERIAL INFORMATION Tenure - Freehold
Council Tax Banding -

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.







Guide Price £479,995
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - West Suffolk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	84	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.