



Rockall Close, Haverhill, CB9 0LU

**CHEFFINS**

# Rockall Close

Haverhill,  
CB9 0LU

3 1 2

**£303,500**

- Improved Throughout
- Driveway
- Bedroom Four/Dining Room Extension
- Downstairs Shower Room
- Re Fitted Kitchen/Breakfast Room
- Walking Distance To Local Schools
- Gas Central Heating

Largely improved extended three bedroom detached family home situated on a quiet cul de sac. The property has had a re fitted kitchen, bathroom and a converted garage to give you an additional reception room with en-suite shower room.





## 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 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.

## Ground Floor

Entrance Porch doorway to entrance hall, tiled flooring, door to:

Entrance Hall Wood effect flooring, stairs to first floor, door to:

Bedroom Four/Dining Room 3.60m (11'10") x 2.26m (7'5") Window to front, radiator, wood effect flooring, door to:

Shower Room: Fitted with three-piece suite comprising tiled double shower enclosure with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC full height tiling to all walls, window to rear, tiled flooring.

Sitting Room 4.19m (13'9") x 3.55m (11'8") max Window to front, radiator, wooden flooring, door to kitchen, under-stairs storage cupboard.

Kitchen/Breakfast Room 4.62m (15'2") x 3.22m (10'7") Fitted with a base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine, space for freezer, tumble dryer and cooker, extractor hood, window to rear, radiator, patio doors to rear garden.

## First Floor

Landing Airing cupboard, loft access.

Bedroom 1 3.08m (10'1") x 2.62m (8'7") Window to rear, radiator, wooden flooring, two fitted double cupboards.

Bedroom 2 3.67m (12'1") x 2.39m (7'10") min Window to front, radiator, wooden flooring, door to:

Bedroom 3 2.82m (9'3") x 2.26m (7'5") Window to front, Storage cupboard, radiator.

Family Bathroom Fitted with three-piece suite comprising panelled bath with telephone style mixer tap, pedestal wash hand basin with electric shower over and low-level WC, full height tiling to all walls, window to rear, radiator.

Outside The rear garden has a paved patio area immediately from the house providing an area for seating. Steps lead up to the raised garden and a further paved patio area. The main lawn is accessed via a picket gate and is bordered by an array of mature flower and shrub displays. A large timber shed/workshop lies to the rear of the garden with power and light connected. A gated access leads to the front of the property. The front garden is mainly laid to lawn and is enclosed by a picket fence.

Drive & Parking A double Drive at the front of the property provides parking for two vehicles.

## Material Information

Freehold  
Council Tax C  
West Suffolk Council

## 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.

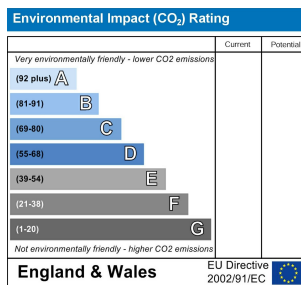
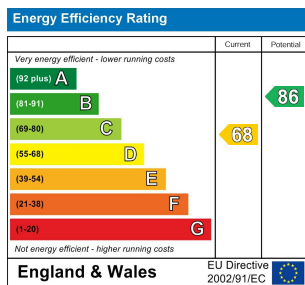
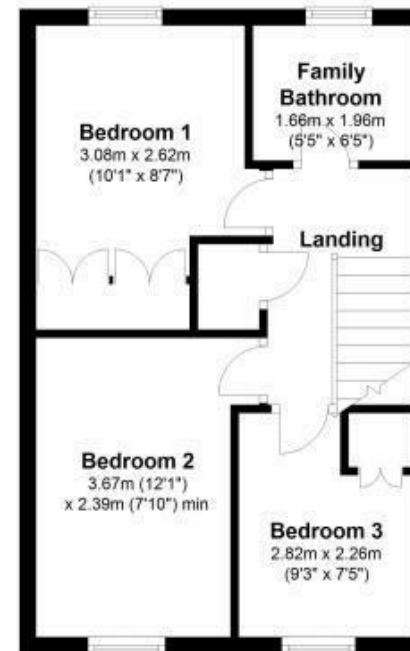




## Ground Floor



## First Floor



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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.