



Monarch Close, Haverhill, CB9 9QW

CHEFFINS

Monarch Close

Haverhill,
CB9 9QW

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Guide Price £499,995

- ANNEXE - Lounge/Kitchen, Bedroom & Ensuite
- Four Bedrooms Currently Converted To Five
- Impressive Re Fitted Open Plan Kitchen/Dining Room
- Study
- Generous Sized Bedrooms
- Gas Central Heating
- Cambridge Side Of Town
- Freehold

A rarely available four double bedroom Severn design home situated on the Cambridge side of town, The property has a wealth of space with two reception rooms, impressive open plan kitchen/dining room, four good sized bedrooms, en-suite and family bathroom, the property is situated on a nice plot over looking greensward & has a converted double garage into a one bedroom annexe with lounge, kitchen & shower room. (EPC Rating D)





LOCATION

Haverhill is a thriving and 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 to 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

Radiator, stairs with glass and wood banister, window to side, door to Storage cupboard.

DOWNSTAIRS WC

Obscure window to side, fitted with two piece suite with vanity wash hand basin and low-level wc, radiator.

STUDY

2.65m x 1.96m (8'8" x 6'5") Window to front, Laminate flooring, built in office furniture, radiator.

SITTING ROOM

4.87m x 3.66m (16' x 12') Two radiators, feature fireplace with gas fire, sliding patio doors to:

KITCHEN/BREAKFAST ROOM

5.76m x 3.20m (18'11" x 10'6") 3.71m x 3.05m (12'2" x 10') L Shaped Room impressive re Fitted kitchen with a matching range of base and eye level units with worktop space over, central island with breakfast bar and further cupboards, gas hob with extractor fan, eye level double ovens, one and half bowl sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, window to rear, radiator, sliding patio doors to garden, tiled flooring, door to:

FIRST FLOOR

LANDING

Radiator, door to Airing cupboard, door to

BEDROOM 1

4.27m x 3.13m (14' x 10'3") Window to front, radiator, two fitted double wardrobes.

EN-SUITE BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, obscure window, radiator.

BEDROOM 2

3.67m x 3.26m (12'1" x 10'8") Two windows to rear, dressing table, radiator, two fitted double wardrobes.

BEDROOM 3

3.67m x 2.96m (12'1" x 9'8") max Window to front, radiator, two fitted double wardrobes.

BEDROOM 4

Window to front, radiator. 3.15m x 2.06m (10'4" x 6'9")

BATHROOM

Fitted with three piece suite

comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, obscure window to rear, radiator

OUTSIDE

The property has a pleasant rear garden which is mostly laid to lawn with a large paved patio area. The garden has an array of mature shrubs and plants bordering with a raised decked area to the rear. There is also a personal door leading to the detached annexe.

ANNEXE & DRIVEWAY

Adjacent to the property is a detached one bedroom annexe with private garden and entrance door, power and lighting connected with kitchenette, there is a separate lounge, bedroom and ensuite shower room. Double glazed windows and electric heating.

Lounge/Kitchen - 16'8 x 8'6

Bedroom - 10'51 7'2

Ensuite - 5'1 x 5'0

There is a generous driveway in front with ample parking.

Material Information

Freehold

Council Tax Band E





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		68	81
(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		



Guide Price £499,995
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - West Suffolk

Services - Mains Gas, Electricity, Water, Gas Central Heating and mains drainage.

Mobile services - EE, Three, O2, Vodafone

Broadband - Ultrafast full Broadband, Fibre to the premise FTTP

AGENTS NOTE We have been advised the property is brick and block construction under a pitched tile roof.

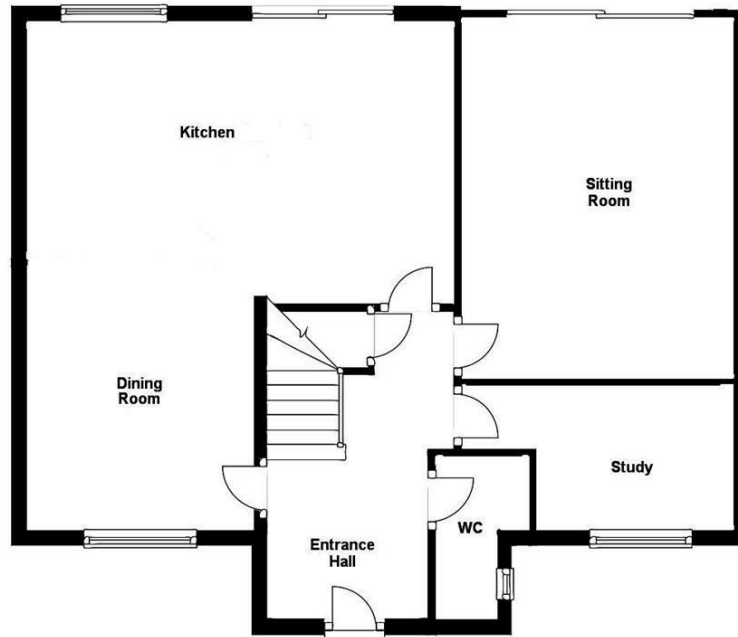
VIEWINGS

By appointment through the Agents.

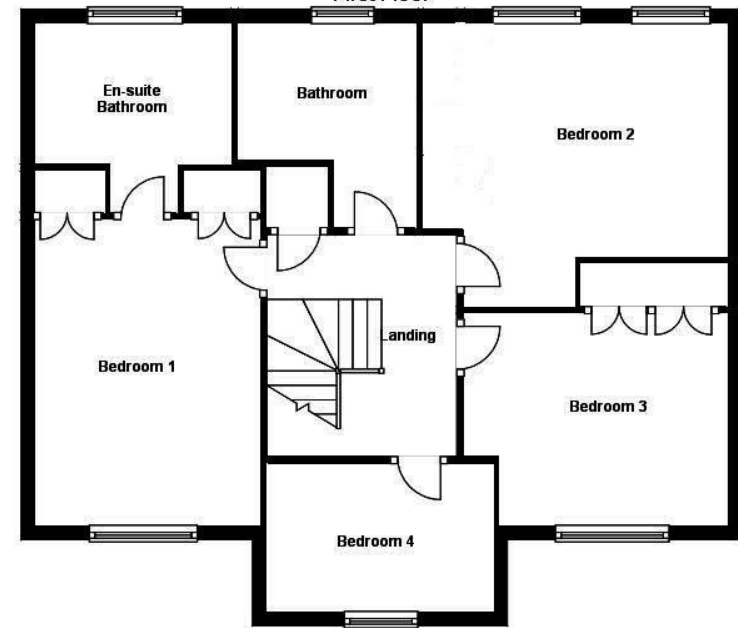
SPECIAL NOTES

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.