



Slaters Drive, Haverhill, CB9 9SF

CHEFFINS

Slaters Drive

Haverhill,
CB9 9SF

- Solar Panels Fitted
- Garage with Electric Door
- Re Fitted Wet Room Ensuite
- Impressive Kitchen With Fitted Appliances
- Study
- Four Good Sized Bedrooms
- Landscaped Gardens
- NO ONWARD CHAIN

Vastly improved four bedroom detached family home situated on a quiet cul de sac on the Meadowlands development. The property has an impressive open plan Kitchen/Dining Room, Re fitted Ensuite and benefits from being offered with no onward chain.

4 2 2

Guide Price £419,995





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 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, 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 HALL Open plan light airy entrance hall with stairs to first floor, Karndean flooring.

LOUNGE 14' 7" x 12' 0" (4.47m x 3.66m) two windows to front, two radiators, feature fireplace.

KITCHEN/DINING ROOM 22' 10" x 10' 0" (6.73m x 3.07m) Impressive open plan kitchen offering a wealth of space and light with LED spotlighting and base plinth lights, A generous range of base & eye level wall units with Quartz worktops over, inset stainless steel sink & drainer (water softener installed) . Integrated appliances including eye level cooker with microwave oven, fridge/freezer, dishwasher & washing machine. Space for dining table & chairs with French doors opening onto rear gardens, under stair storage cupboard, Karndean flooring, door leading to side access.

STUDY 8' 11" x 7' 10" (2.72m x 2.39m) Two windows, radiator.

DOWNSTAIRS WC, Suite comprising low level WC, pedestal wash hand basin, radiator, tiled walls.

first floor:

LANDING Airing cupboard, loft access (partially boarded).

BEDROOM ONE 11' 6" x 10' 9" (3.53m x 3.3m) A lovely bright master bedroom with dual aspect windows, fitted wardrobes & door to:

ENSUITE/WET ROOM Beautifully presented re fitted suite with fully tiled walls and flooring with underfloor heating, Suite comprising shower, vanity WC, wash basin, LED spotlights.

BEDROOM TWO 12' 9" x 8' 11" (3.91m x 2.72m) double bedroom with built in wardrobes, window to side.

BEDROOM THREE 10' 4" x 7' 10" (3.15m x 2.39m) double bedroom with built in wardrobes, window to rear.

BEDROOM FOUR 8' 11" x 7' 10" (2.72m x 2.39m) Window to side.

BATHROOM Clean modern suite comprising bath with shower attachment, WC, wash basin, tiled walls, radiator, window to front, inset spotlights.

OUTSIDE


Front: To the front of the property is a low maintenance landscaped garden being laid to ornate rocks garden with pathway to front door. The remainder is laid to lawn and flower beds. To the side of the property is a gated side access. Driveway leading to the garage, with electric up and over doors, light & power connected. There is an electric car charging point at the front of the house. The rear garden is enclosed by fencing, landscaped with low maintenance patio area & raised laid to lawn gardens with further patio area and flower beds.

SPECIAL NOTES

1. None of the fixtures and fittings





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(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	

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.

Material Information

Council Tax D

Freehold

West Suffolk Council

Services – Mains Gas, Electricity, Water, Gas Central Heating, Solar Panels and Mains Drainage.

Mobile services – EE, Three, O2, Vodafone

Broadband – Superfast Broadband, Fibre to the Cabinet FTTC

VIEWINGS

By appointment through the Agents.



Ground Floor**First Floor**

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