



Kitten Close, Haverhill, CB9 0PU

**CHEFFINS**

## Kitten Close

Haverhill,  
CB9 0PU

- Four Bedrooms
- En-Suite To Master Bedroom
- Garage & Parking
- Gas Central Heating
- Modern Development
- Close To Local Schools
- Overlooking Greensward
- Three Double Bedrooms
- Downstairs WC & Study

Beautifully presented four bedroom town house overlooking greensward on a quiet cul de sac. the property benefits from three reception rooms, garage & parking. The house is set over three floors offering spacious accommodation throughout. (EPC Rating TBC)

4 2 1

**Guide Price £310,000**





## 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, 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.

Tenure: Freehold

## ENTRANCE HALL

Radiator, stairs rising to first floor, door to :-

## Downstairs WC

White suite comprising low level WC, pedestal wash hand basin, radiator, extractor fan.

## STUDY

9' 8" x 8' 6" (2.95m x 2.59m) Radiator, window to front.

## DINING ROOM

16' 9" x 7' 10" (5.11m x 2.39m) Travertine floor tiles, radiator, French doors opening onto rear gardens, opening to :-

## KITCHEN

10' 0" x 6' 7" (3.05m x 2.01m) Travertine floor tiles, range of floor and wall mounted units including 4 ring gas hob, double electric oven and grill, space and plumbing for washing machine, fridge freezer, sink unit with mixer taps, cupboard housing wall mounted gas central heating boiler,

window overlooking rear garden.

## FIRST FLOOR

### LANDING

Radiator, stairs rising to second floor.

### SITTING ROOM

15' 0" x 11' 9" (4.57m x 3.58m) two radiators, TV point, double doors opening onto Juliette balcony.

### MASTER BEDROOM

14' 9" x 10' 2 (4.5m 14' 9" x 10' 2 MAX" (4.5m x 3.1m) Range of built in wardrobes with sliding doors hanging rail and shelving, radiator, window overlooking rear garden.

### ENSUITE

White 3 piece suite comprising low level WC, pedestal wash hand basin, double sized shower cubicle, radiator, window to front.

## SECOND FLOOR

LANDING Radiator, airing cupboard.

### BEDROOM

13' 4" x 8' 3" (4.06m x 2.51m) Radiator, window to front.

### BEDROOM

13' 5" x 8' 3" (4.09m x 2.51m) Radiator, window to rear.

### BEDROOM

7' 4" x 6' 6" (2.24m x 1.98m) Radiator, window to rear.

### BATHROOM

White 3 piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment, radiator, Velux window.


### OUTSIDE

There is a garage to the rear of the property with off road parking in front. SINGLE GARAGE 18ft 10 x 8ft 6 with up and over door. The garden has a patio across the rear of the house with the remainder laid to lawn enclosed by timber fencing with gated rear access.

Maintenance Charge: We have been made aware by the current vendors that there is a maintenance charge





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



for the up keep of the development, this is currently £254 p.a

Guide Price £310,000

Tenure - Freehold

Council Tax Band - C C

Local Authority - West Suffolk West Suffolk

Material Information:

Freehold

Council Tax Band C

West Suffolk Council

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.

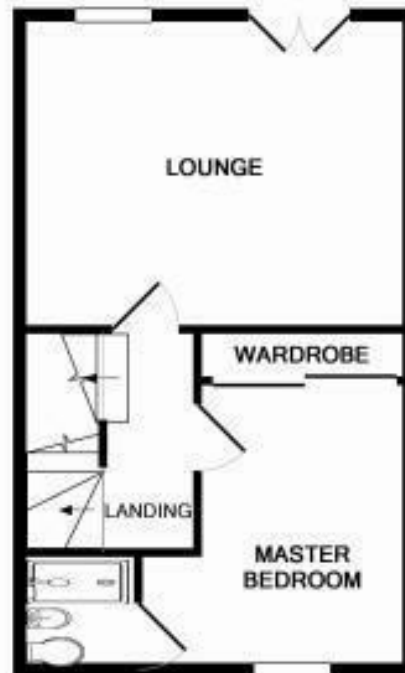
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

VIEWINGS

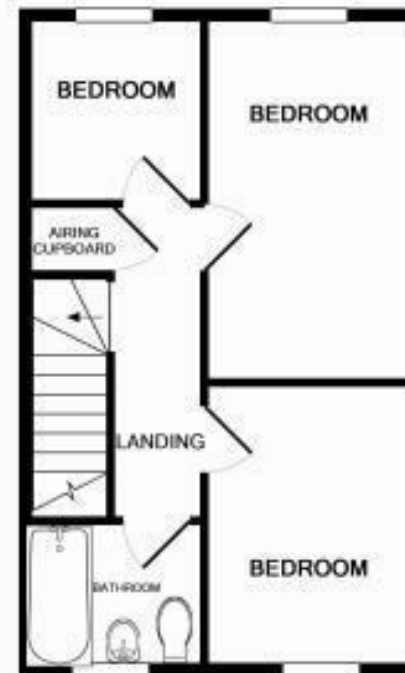
By appointment through the Agents.



GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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