



Poplar Close, Haverhill, CB9 9EJ

CHEFFINS

Poplar Close

Haverhill,
CB9 9EJ

- Impressive Plot
- South Facing Gardens
- Potential To Extend STP
- Integral Garage
- Two Reception Rooms
- Utility Room
- Cambridge Side Of Town
- Cul De Sac Location

Four bedroom detached family home situated on a sought after cul de sac on the Cambridge side of town within walking distance to local schools, retail park and Sainsburys supermarket . The property has a generous plot with beautiful gardens and potential to extend STP. (EPC Rating TBC)

4 1 2

Guide Price £360,000





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 to provide 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 - Stairs to landing, door to front, radiator.

Lounge - 4.98m x 3.40m (16'4 x 11'2) - Box window to front. feature fireplace with gas fire, radiator.

Dining Room - 3.25m x 2.54m (10'8 x 8'4) - Window to rear, radiator.

Kitchen - 3.25m x 2.26m (10'8 x 7'5) - Range of matching wall and base units with worksurfaces over, sink with mixer taps, space and plumbing for appliances, vinyl flooring and tiled splashbacks, window to rear, understairs cupboard.

Utility - Sink with taps, space and plumbing for appliances, tiled splashbacks, vinyl flooring, window and door to rear, inner doorway into garage.

Wc - Suite comprising low level WC, vanity wash hand basin, vinyl flooring, tiled splashbacks, window to side, radiator.

Landing - Airing cupboard, loft access.

Bedroom One - 4.17m x 2.87m (13'8 x 9'5) - Fitted wardrobes, two windows to front, radiator.

Bedroom Two - 4.06m x 2.31m (13'4 x 7'7) - Window to front, radiator.

Bedroom Three - 2.79m x 2.64m (9'2 x 8'8) - Window to rear, radiator.

Bedroom Four - 2.64m x 2.01m (8'8 x 6'7) - Window to rear, radiator.

Family Bathroom - Re fitted suite comprising low level WC, vanity wash hand basin, side panelled bath with shower over and glass screen, tiled walls and vinyl flooring, window to side, heated towel rail.

Outside: - Front: Corner plot with driveway to garage, further parking to side of the house with laid to shingle, laid to lawn gardens to front and side with shrub borders.

Garage: 16'11 x 7'7 5.16m x 2.31m Up and over door, rear access door, power and light connected.

Rear: Beautiful corner plot with good

sized patio which gets sun for majority of the day, mature gardens being mainly laid to lawn with an array of flower and shrub borders, gated side access.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - D

Property Type - Detached

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 1100sqft Approx

Parking - Garage & Driveway

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Gas central heating to radiators.

Broadband - Ultrafast Full Fibre broadband is available FTTC

Mobile Signal/Coverage - Good

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.



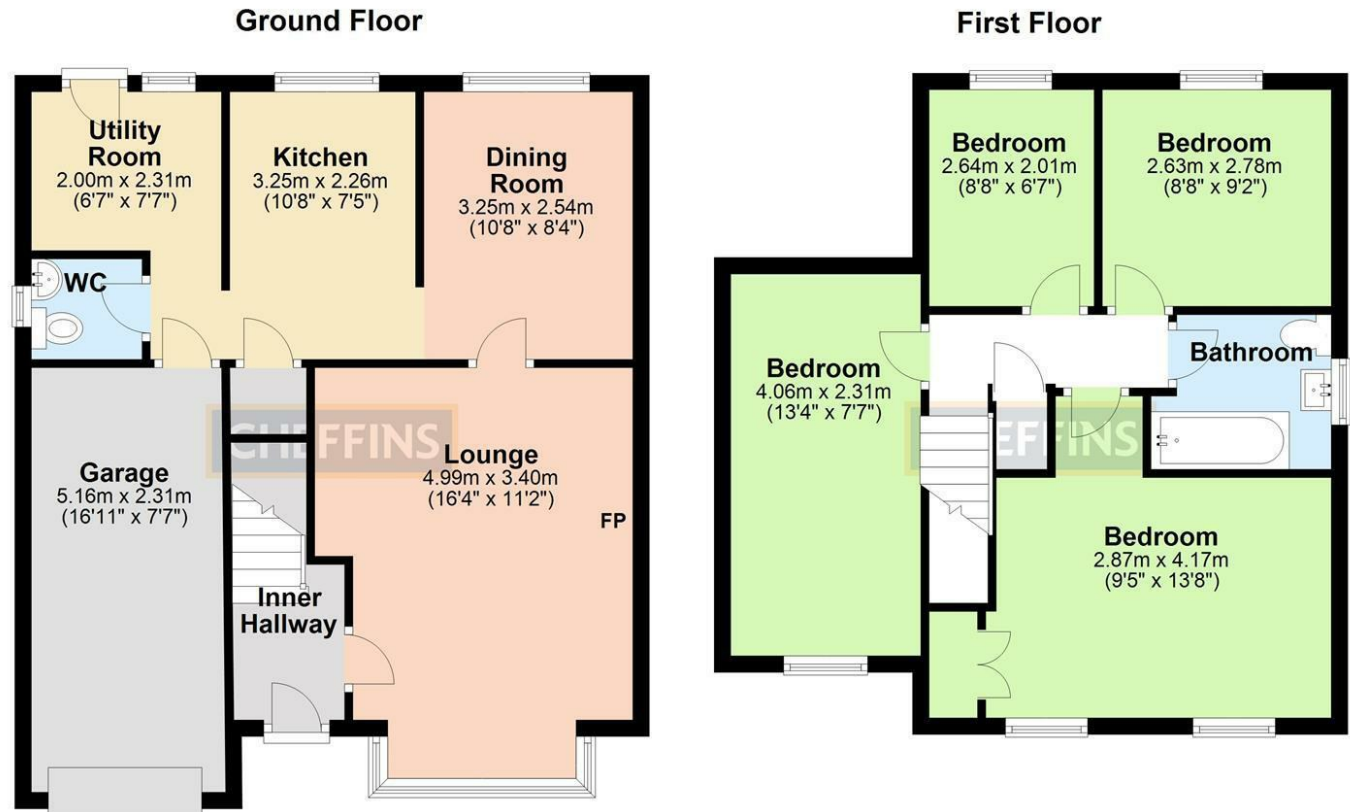


2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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.



Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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			
England & Wales		EU Directive 2002/91/EC	

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Local Authority - West Suffolk Council

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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.