



Foxburrow Close, Haverhill, CB9 9JJ

**CHEFFINS**

## Foxburrow Close

Haverhill,  
CB9 9JJ

- Immaculately Presented Throughout
- Two Bedrooms
- Beautiful Kitchen
- Generous Living Accommodation
- Shower Room
- Lovely rear Garden
- Single Garage
- Freehold
- Council Tax Band C

An immaculately presented and generous two bedroom detached bungalow situated on the popular Arrendene development. The property has a beautiful re-fitted Kitchen, lovely rear garden and single garage. Viewing highly recommended (EPC Rating D)

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**Guide Price £345,000**





## 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 PORCH - Obscure window, Wall mounted electric heater. Sliding doors into:-

ENTRANCE HALL - Storage cupboard, radiator (shelf unit to remain) Doors to:-

KITCHEN - 3.28m x 2.36m (10'8" x 7'8")- Window to front (blinds to remain). Recently refitted with a range of base and wall gloss fronted units with work surfaces over. Built in electric oven, four ring gas hob and extractor fan over. Integrated fridge freezer, washing machine and slim line dishwasher. Grey composite sink and drainer with mixer tap over.

LOUNGE AREA - 4.01m x 4.17m (13'8" x 13'2") - Window to side, Radiator. Open plan to:

DINING AREA - 2.77m x 4.19m (9' x 13'8") - French doors leading out to rear garden, radiator.

BEDROOM ONE - 3.58m x 3.43m (11'9" x 11'3") - Window to rear, radiator, fitted wardrobes (to remain).

BEDROOM TWO - 3.53m x 2.97m (11'7" x 9'9") - Window to front, radiator, fitted wardrobes (to remain and blinds to remain).

SHOWER ROOM - Comprising of a walk in shower, low level WC and vanity wash basin. Obscure window, heated chrome towel rail.

OUTSIDE The property enjoys a generous rear garden which extends around the side of the property, this is predominantly laid to lawn. The garden is enclosed by timber fencing with side access gate leading to the front of the property with an additional gate leading to the driveway. There is a personal door providing access to the single garage. There is also a wooden shed which will remain and this has power connected.

SINGLE GARAGE To the rear of the property is a single garage with up and over door, power and lighting connected with personal door leading to the rear garden.

#### AGENTS NOTE

Tenure - Freehold

Council Tax Band - C

Property Type - Detached

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 839 sq ft

Parking - Single Garage & driveway for one vehicle

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Mains Gas with central heating to radiators.

Broadband - Superfast Fibre broadband is available to cabinet

Mobile Signal/Coverage - Good

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.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	EU Directive 2002/91/EC

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Local Authority - West Suffolk



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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.