



Hanchett End, Withersfield, CB9 7GE



Hanchett End

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CB9 7GE

- Sought After Location
- Large Rooms
- Two En-suites
- Three Double Bedrooms
- Ground Floor Bedroom/Study
- Double Garage With Electric Door
- Impressive Kitchen/Dining Room
- NO ONWARD CHAIN
- Slope To Rear For Disabled Access
- Underfloor Heating & Solar Panels

A unique architect designed property built in 2016 with all the insulation benefits of a new build. Located in a quiet no through lane in the parish of Withersfield on the outskirts of Haverhill, is this three double bedroom detached chalet bungalow benefitting from a spacious master bedroom with en-suite and guest bedroom on first floor with en-suite. The property also enjoys an impressive kitchen/dining room with island, downstairs bedroom & downstairs shower room, generous double garage and driveway. (EPC Rating B)



Offers In Excess Of £500,000





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 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, 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

Large walk in understairs cupboard, underfloor heating, tiled flooring, door to front, stairs to bedrooms.

Kitchen/Dining Room

Impressive room with beautiful light taupe kitchen with an array of matching wall and base units and centre island with solid wood worksurfaces over, integral appliances including eye level electric double oven, four ring gas hob, fridge freezer, washing machine and dishwasher. Power sockets built into island worksurface, stainless steel sink with mixer taps, tiled flooring, tiled splashbacks, inset spotlights, underfloor heating, window to rear & side, Velux window in dining area, door to rear gardens.

Lounge

Solid wood flooring, French doors opening onto Indian sandstone patio, Wood burning stove that has never been used set in a brick and slate fireplace, Velux window, inset spotlights, underfloor heating.

Shower Room

Three piece suite comprising shower with glass screen and tiled walls, low level WC, vanity wash hand basin, heated towel rail, inset spotlights, tiled flooring with underfloor heating. Window to side.

Bedroom Three/Study

Oak flooring, underfloor heating, window to front.

Bedroom Two

Vaulted ceiling, inset spotlights, radiator, heated towel rail, Velux window.

En-suite

Three piece suite comprising low level WC, vanity wash hand basin, shower with glass screen and tiled splashbacks. Radiator.

Bedroom One

Two Velux windows. storage in eaves, radiators. inset spotlights, vaulted ceiling.

En-suite

Four piece suite comprising side panelled bath, shower with tiled walls, glass screen, low level WC, vanity wash hand basin, tiled flooring, heated towel rail, radiator, Velux window.

Walk In Wardrobe

Situated on Landing, lighting connected.

Outside:

Front: The property is built over a fantastic double garage with an expanse of tarmac driveway over parking for several vehicles. There are steps leading up to the property and a paved ramp for disability access to side leading to rear gardens and back door. The remainder of the front is laid to lawn with red brick retaining wall, the inspection chamber for the septic tank is also located here, solar panels are on the roof elevation over bedroom two.

Double Garage: Electric Door, gas boiler, water softener & tank, power and light connected.

Solar Panels: The property has the addition of Solar Panels

Rear: Indian sandstone patio with steps up to a generous lawn gardens enclosed by timber fencing. Mature shrub borders.

Agents Notes

Tenure - Freehold

Council Tax Band - E

Property Type - Detached

Property Construction - Brick with slate roof & solar panels

Number & Types of Room - Please refer to floor plan

Square Footage 1700 sq ft Approx.

Parking - Double Garage & driveway

Utilities

Electric Supply - Mains supply, Solar panels connected.

Water Supply - Mains supply

Gas- Mains supply

Sewerage - Septic Tank Located In Front Garden

Heating - Gas central heating to radiators & underfloor heating downstairs & solar panels.

Broadband - Ultrafast Full Fibre broadband is available to cabinet

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.

| Energy Efficiency Rating | | |
|--|-----------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | 88 | 89 |
| (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> | | |

Offers In Excess Of £500,000
 Council Tax Band - E
 Local Authority - West Suffolk Council



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

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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.