



Withersfield Road, Haverhill, CB9 9HG

CHEFFINS

Withersfield Road

Haverhill,
CB9 9HG

- Four Bedrooms
- Master Bedroom With En Suite Facilities
- Open Plan Kitchen / Diner
- Utility Room
- Solar Panels
- Stunning Rear Garden
- Close To Town Centre & Amenities
- Freehold
- Council Tax Band D

A rarely available and extended four bedroom detached family home conveniently located within close proximity to the town centre and its amenities. The property has been significantly enhanced by the current vendors and benefits from generous living accommodation, solar panels and a stunning rear garden. Viewing Highly Recommended (EPC Rating D)

4 3 1

Guide Price £545,000





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.

GROUND FLOOR

ENCLOSED PORCH Door to:

ENTRANCE HALL Radiator, stairs to first floor, understairs storage cupboard, door to:

FAMILY ROOM 3.99m x 3.63m (13'1" x 11'11") Bay window to front, gas fire, radiator.

SITTING ROOM 5.58m x 3.33m (18'3" x 10'11") Window to side, fireplace with wood burner, radiator, french double doors to garden.

KITCHEN 3.64m (11'11") x 3.20m (11') Fitted with a matching range of base and eye level units with worktop space over, one and half bowl sink with mixer tap, plumbing for dishwasher, space for fridge, gas oven with grill, four ring induction hob with extractor hood over, open plan to:

DINING AREA 3.73m x 3.50m (12'3" x 11'6") Vaulted ceiling, Velux windows, two windows to rear, window to side, radiator, door to garden.

SHOWER ROOM Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC and extractor fan, two obscure windows.

UTILITY ROOM 3.17m x 2.58m (10'5" x 8'6") max. Butler style sink, plumbing for washing machine, space for fridge/freezer, window to rear.

FIRST FLOOR

LANDING Window to side, double door to storage cupboard housing hot water tank.

BEDROOM 1 3.48m x 3.14m (11'5" x 10'4") Window to side, window to rear, door to:

EN-SUITE SHOWER ROOM Fitted with three piece suite comprising shower enclosure, vanity wash hand basin, low-level WC and heated towel rail, extractor fan, two obscure windows.

BEDROOM 2 5.25m x 3.35m (17'3" x 11') Two windows to rear, two radiators, two Storage cupboards.

BEDROOM 3 3.71m x 3.63m (12'2" x 11'11") Window to front, radiator.

BEDROOM 4 3.71m x 3.33m (12'2" x 10'11") Window to side, radiator.

BATHROOM Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, obscure window, radiator.

OUTSIDE The property boasts a stunning rear garden. The property has a substantial and mature rear garden with an immediate paved area on leaving the property, a large proportion of the garden is used to grow vegetables with an additional Orchard area. There is a large lawn area and two green houses. A particular feature is an original Air Raid Shelter located within the garden, this is currently used as a woodstore.

DRIVEWAY Adjacent to the property is a driveway which extends to the rear of the property and offers off road parking for at least two vehicles.

SOLAR PANELS - The property has the benefit of Solar Panels (PV), these were fitted in 2022. Batteries are located in the loft to store the electricity generated by the solar panels.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - D

Property Type - Detached House

Property Construction - Brick with slate roof

Number & Types of Room - Please refer to floor plan

Square Footage 1776 sq ft

Parking - Driveway providing off road parking for at least two vehicles.

Alterations - Two storey extension 1992. Single storey extension 2006.

Property has external insulation fitted 90mm EPS Premium. 1994 front downstairs room, dry rot treated with floor removed and replaced, extra airbrick fitted and wood treated.

Utilities

Solar Panels (PV) fitted in 2022, these are owned and not leased. Batteries are located in the loft to store the electricity generated by the solar panels.

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Gas Supply - Mains supply

Heating - Mains Gas central heating to radiators, wood burner in Sitting Room.

Broadband - Ultra fast full fibre broadband is available to cabinet

Mobile Signal/Coverage - Good

VIEWINGS By appointment through the Agents.

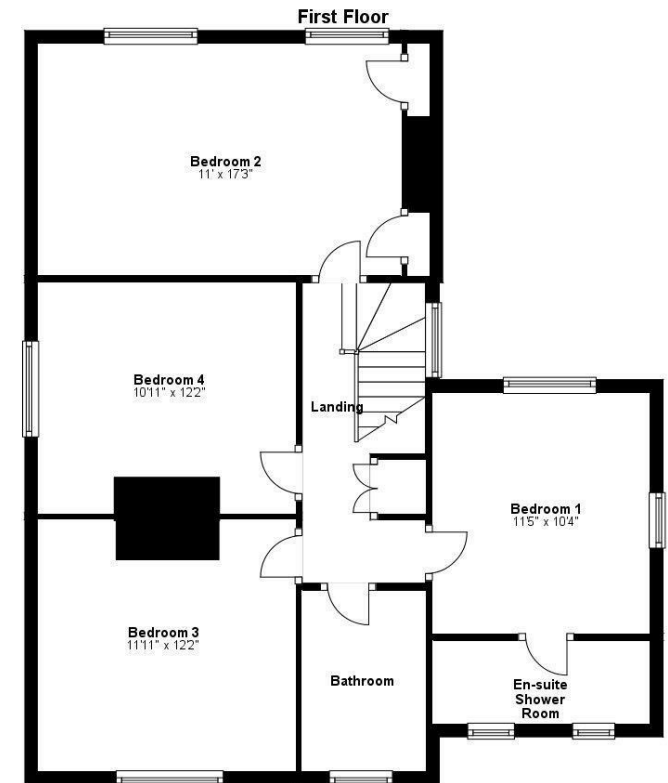
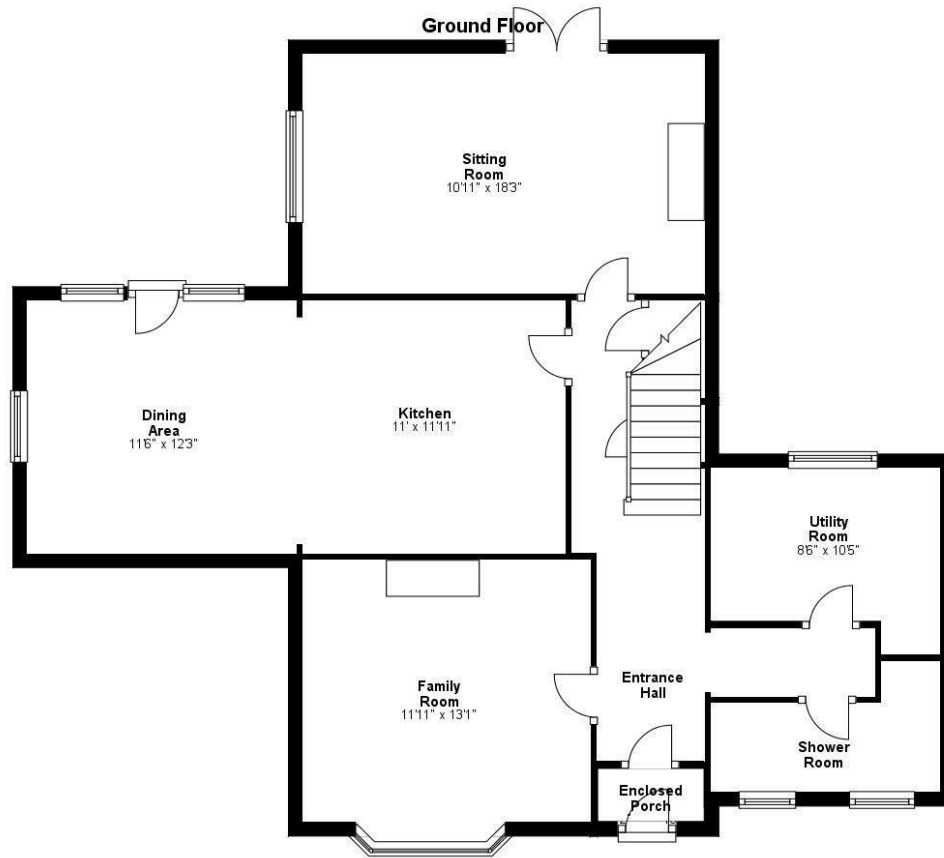
SPECIAL NOTES

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	80
(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



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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.