



**Blenheim Close, Haverhill, CB9 0AD**

**CHEFFINS**



## Blenheim Close

Haverhill,  
CB9 0AD

- Rarely Available Location
- Substantial Detached Property
- Open Plan Kitchen / Dining Area
- Beautiful Sun Room
- Mature Gardens
- Large Driveway & Single Garage
- Freehold
- Council Tax Band E

A truly wonderful detached family home situated in one of Haverhill's most sought after locations and benefitting from a beautiful open plan Kitchen / Dining Area and Sun Room overlooking the rear garden. The property enjoys four bedrooms with two en-suite shower rooms, generous gardens, large driveway and garage. (EPC Rating TBC)

4 3 4

**Guide Price £735,000**







## 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, 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.

## GROUND FLOOR

ENTRANCE HALL Window to front, radiator, stairs, door to Storage cupboard.

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

SITTING ROOM 6.51m x 4.18m (21'4" x 13'9") max. Window to front, fireplace with wood burner, two radiators.

DINING AREA 6.83m x 2.59m (22'5" x 8'6") Window to Sitting Room, radiator, open plan to Kitchen/Breakfast Room, open plan to:

SUN ROOM Window to rear, bi folding door to garden.

KITCHEN/BREAKFAST ROOM 4.58m x 4.44m (15' x 14'7") max. Fitted with a matching base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric oven range, gas hob with extractor hood over, window to rear, radiator, door to garden, door to: <

STUDY 3.35m x 2.37m (11' x 7'9") max Door to housing hot water tank, door to storage cupboard, housing water softener.

## FIRST FLOOR

LANDING Window to front, radiator, door to Airing cupboard, door to:

BEDROOM 1 5.12m x 3.93m (16'9" x 12'11") max. Window to front, door to:

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

BEDROOM 2 4.40m x 3.35m (14'5" x 11') Window to front, radiator.

BEDROOM 3 3.34m x 3.28m (10'11" x 10'9") Window to rear, radiator, door to:

EN-SUITE SHOWER ROOM Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC and heated towel rail, obscure window.

BEDROOM 4 3.64m x 2.70m (11'11" x 8'10") Window to rear, radiator.

BATHROOM 2.90m x 1.74m (9'6" x 5'9") Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, two obscure windows to rear.

GARAGE & DRIVEWAY The property has a single garage with up and over door, power and lighting connected. The boiler is also located in the garage and personal door leading to the side of the property..

OUTSIDE The property has a generous and mature rear garden and is largely laid to lawn with an array of mature plants, shrubs and borders situated throughout. There is a paved patio area on leaving the Sun Room providing an ideal area for seating and entertaining. There is side access leading to the front of the property and a personal door providing access to the garage.

## AGENTS NOTE

Tenure - Freehold  
Council Tax Band - E

Property Type - Detached  
Property Construction - Brick with tiled roof  
Number & Types of Room - Please refer to floor plan  
Square Footage TBC.... sq ft  
Parking - Single garage and driveway  
Utilities  
Electric Supply - Mains supply  
Water Supply - Mains supply  
Sewerage - Mains supply  
Heating - Mains Gas with gas central heating to radiators, wood burning stove in the Sitting Room.  
Broadband - Superfast Fibre Broadband to cabinet broadband is available  
Mobile Signal/Coverage - Limited

VIEWINGS By appointment through the Agents.

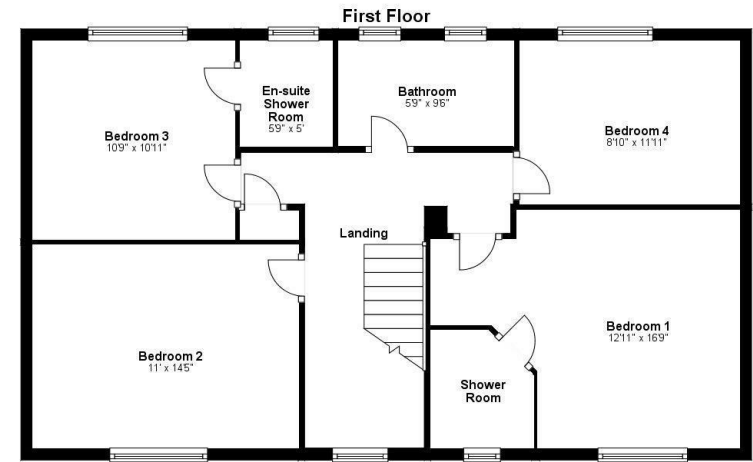
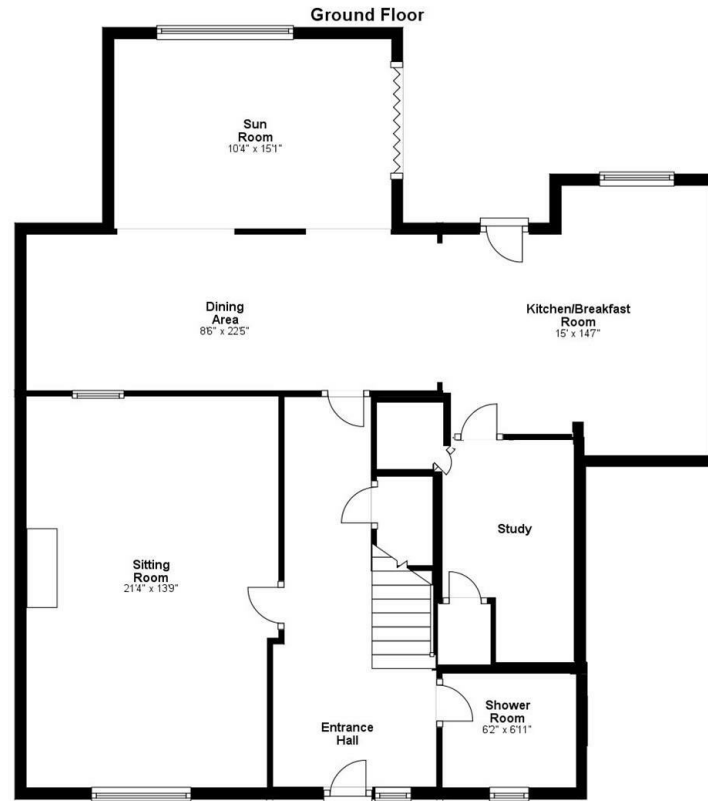
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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			82
(81-91) B			
(69-80) C		72	
(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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Council Tax Band - E

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.