



Manor Farm Close, Haverhill, CB9 8QN

CHEFFINS

Manor Farm Close

Haverhill,
CB9 8QN

- Close Proximity To Town Centre
- Four Bedrooms
- Master With En Suite Facilities
- Open Plan Kitchen / Diner
- WC
- Conservatory
- Garage & Driveway
- Freehold
- Council Tax Band D

A conveniently located and secluded four bedroom detached property, benefiting from many fine features including an open plan kitchen/dining room, large conservatory, master bedroom with en-suite, single garage and driveway. (EPC Rating C).

4 2 2

Guide Price £385,000





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

ENTRANCE HALL Window to side, stairs, door to:

WC Fitted with two piece suite comprising wash hand basin and low-level wc, radiator.

SITTING ROOM 3.43m (11'3" x 13'3") max. Bay window to front, radiator.

KITCHEN/DINER 5.66m x 2.74m (18'7" x 9') Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, fitted electric oven, four ring electric hob, window to rear, french double doors to:

CONSERVATORY Half brick and PVCu construction with polycarbonate roof and power connected, double doors to garden.

FIRST FLOOR

LANDING Door to airing cupboard, door to:

BEDROOM 1 3.79m x 3.30m (12'5" x 10'10") Window to front, radiator, door to:

EN-SUITE SHOWER ROOM Fitted with three piece suite comprising shower

enclosure, vanity wash hand basin, low-level WC and extractor fan, window to side, radiator.

BEDROOM 2 3.54m x 2.86m (11'7" x 9'5") Window to rear, radiator.

BEDROOM 3 2.93m x 2.79m (9'8" max narrowing to 5'11" x 9'2") max. Window to rear, radiator.

BEDROOM 4 2.87m x 2.15m (9'5" x 7'1") Window to front, radiator.

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

GARAGE & DRIVEWAY Adjacent to the property is a single garage with up and over door, power and lighting connected with personal door leading to the rear garden. There is driveway providing off road parking for one vehicle.

OUTSIDE On leaving the Conservatory there is decked area providing an ideal area for seating and entertaining. The decking extends around the Conservatory and to the opposite side of the property where there is an additional, secluded decked area. The remainder of the garden is laid to lawn which some shrubs situated on the rear

boundary with the garden being enclosed by timber fencing.

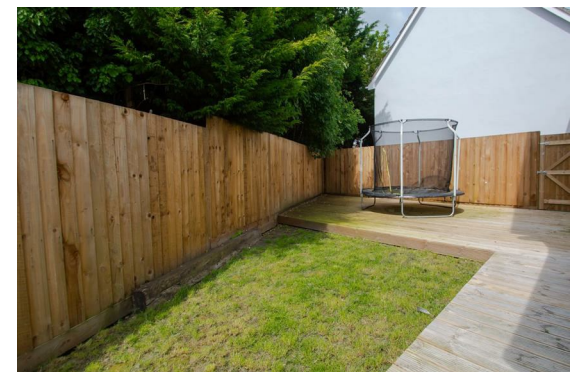
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

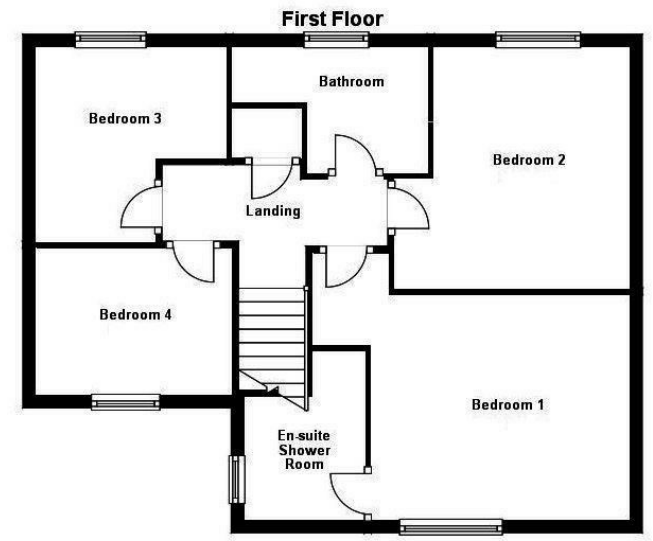
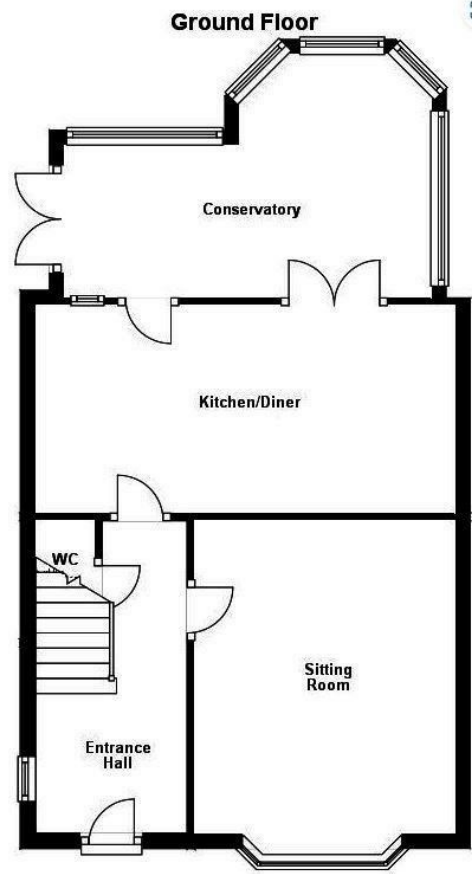
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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	
73	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £385,000
 Tenure - Freehold
 Council Tax Band - D
 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.