



Wentford Court, Haverhill, CB9 7GX

CHEFFINS

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Haverhill,
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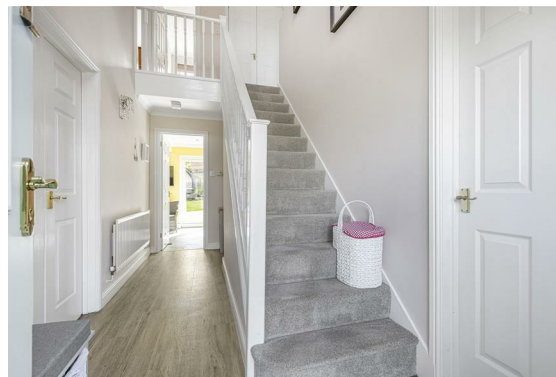
- Five Bedrooms
- Executive Style Family Home
- WC
- Three Reception Rooms
- Open Plan Kitchen/Diner
- Double Garage & Driveway
- Cambridge Side Of Town
- No Onward Chain



Guide Price £500,000



A highly desirable executive style family home occupying a prominent position within this well regarded residential development. The property benefits from many fine features including an open plan kitchen/diner, study, utility room, master bedroom with en-suite facilities, wonderful rear garden, double garage and driveway. (EPC Rating C).



LOCATION

GROUND FLOOR

ENTRANCE HALL Radiator, stairs, double door to Sitting Room, door to under stairs Storage cupboard.

WC Fitted with two piece suite comprising wash hand basin, low-level WC and heated towel rail, extractor fan.

STUDY 3.22m x 2.75m (10'7" x 9') Window to front, radiator.

SITTING ROOM 5.52m x 3.55m (18'1" x 11'8") Dual Aspect windows. log burner, two radiators.

DINING AREA 3.55m x 2.98m (11'8" x 9'9") Radiator, French double doors to garden, double doors to sitting room.

KITCHEN/BREAKFAST BAR 5.36m x 2.98m (17'7" x 9'9") Fitted with a matching range of base and eye level units with worktop space over, one and half bowl sink with mixer tap, integrated fridge and dishwasher, electric double oven, four ring induction with extractor hood over, window to rear, French doors to garden, door to:

UTILITY ROOM 2.12m x 1.84m (6'11" x 6') Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, plumbing for washing machine, radiator, door to side.

FIRST FLOOR

GALLERIED LANDING Window to front, double door to Airing cupboard, door to:

BEDROOM 1 4.22m x 2.98m (13'10" x 9'9") Window to front,

radiator, two double wardrobes.

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

BEDROOM 2 3.66m x 2.91m (12' x 9'7") Window to rear, radiator.

BEDROOM 3 2.89m x 2.62m (9'6" x 8'7") Window, radiator, double door to wardrobe.

BEDROOM 4 2.89m x 2.32m (9'6" x 7'7") Window to rear, radiator, double door to wardrobe.

BEDROOM 5 2.41m x 2.25m (7'11" x 7'5") Window to rear, radiator.

BATHROOM Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, obscure window

OUTSIDE The property has a wonderful rear garden which has a well manicured lawn area with an array of well stocked borders. There is an additional raised decked area to the far corner providing an ideal area for seating. The garden is enclosed by timber fencing with a side access gate leading to the front of the property. There is also a personal door providing access to the double garage.

DOUBLE GARAGE Adjacent to the property is a double garage with up and over doors, power and lighting

connected and personal door leading to the garden.

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.

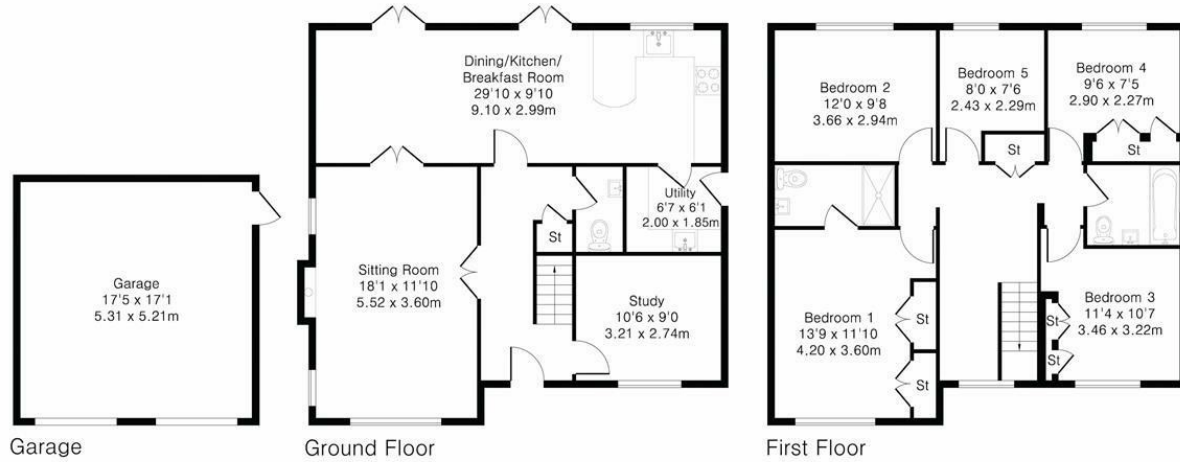
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Approximate Gross Internal Area 1610 sq ft – 150 sq m
 Ground Floor Area 805 sq ft – 75 sq m
 First Floor Area 805 sq ft – 75 sq m
 Garage Area 298 sq ft – 28 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		71
(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	

Guide Price £500,000

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.