



Hanchett End, Haverhill, CB9 7GE

CHEFFINS

Hanchett End

Haverhill,
CB9 7GE

- Highly Desirable Residential Location
- Four Double Bedrooms
- Dressing Room & Two En-Suite Shower Rooms
- Three Reception Rooms
- Utility Room
- Double Garage & Large Driveway
- Freehold
- Council Tax Band E

An exceptional detached family home boasting impressive accommodation throughout, situated in a desirable and rarely available residential location. The property has four generous double bedrooms with two en-suites & dressing room to master, re-fitted bathroom suite, three reception rooms, double garage and driveway. (EPC Rating C)

4 3 3

Guide Price £700,000





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.

GROUND FLOOR

ENTRANCE HALL Two radiators, stairs to first floor, under stairs storage cupboard, double door to Sitting Room, double door to Dining Room, additional storage cupboard.

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

SITTING ROOM 6.27m x 4.69m (20'7" x 15'5") Two windows to rear, fireplace with wood burner, two radiators, french double doors to garden.

DINING ROOM 4.66m x 3.77m (15'3" x 12'5") Radiator, french double doors to garden.

KITCHEN/BREAKFAST ROOM 4.66m x 4.25m (15'3" x 13'11") Recently re-fitted with a matching range of base and eye level units and cupboards, sink unit with mixer tap, integrated dishwasher, electric double oven, four ring induction hob with extractor hood over, window to front, window to side, radiator, door to:

UTILITY ROOM 2.52m x 1.60m (8'3" x 5'3") Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, door to side.

SNUG / ADDITIONAL BEDROOM 4.14m x 3.58m (13'7" x 11'9") Door to Storage cupboard, radiator.

FIRST FLOOR

LANDING Window to side, door to Storage cupboard, door to Airing cupboard.

BEDROOM 4.69m x 4.64m (15'5" x 15'3") Window to rear, radiator, door to:

DRESSING AREA 2.07m x 1.54m (6'9" x 5'1") With hanging space and shelving, open plan to

EN-SUITE BATHROOM Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, obscure window to rear, radiator.

BEDROOM 4.74m x 3.77m (15'6" x 12'5") Window to rear, radiator, double door to wardrobe.

BATHROOM Re-fitted with a three piece piece suite comprising a walk in shower enclosure, low-level WC, twin vanity hand wash basins, heated towel rail, extractor fan, obscure window.

BEDROOM 4.74m x 3.45m (15'6" x 11'4") Window to front, radiator, double door to wardrobe.

BEDROOM 4.24m x 3.59m (13'11" x 11'9") Window to front, radiator, door to wardrobe.

EN-SUITE SHOWER ROOM Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC and extractor fan, radiator.

OUTSIDE Front: Beautifully designed frontage with driveway leading to spacious double garage with side access door, The front gardens are designed over the garage with steps leading up to large Indian sandstone terrace seating area enclosed by red brick pillars with Pickett fencing. There is a further decked seating area with lighting and side access leading to:

Rear: Landscaped gardens over two levels with large Indian sandstone patio, with steps leading up to laid to lawn gardens with stepping stones leading through the new addition of a garden room (currently used as a Gym),

this could also be utilised as an outside office space with power and light connected and double glazed window & door.

DOUBLE GARAGE & DRIVEWAY Up and over doors, separate entrance door, power and light connected.

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.

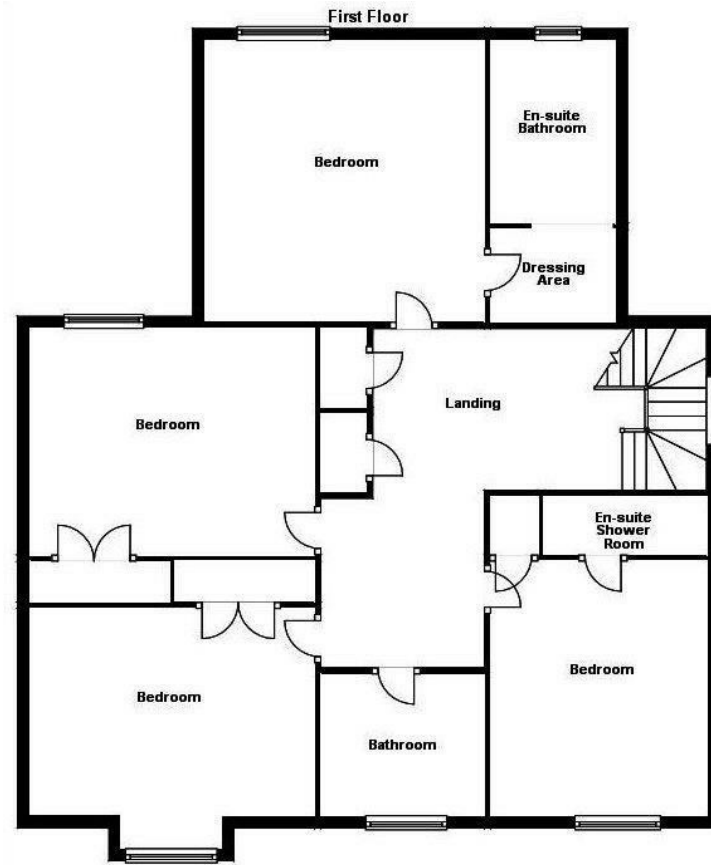
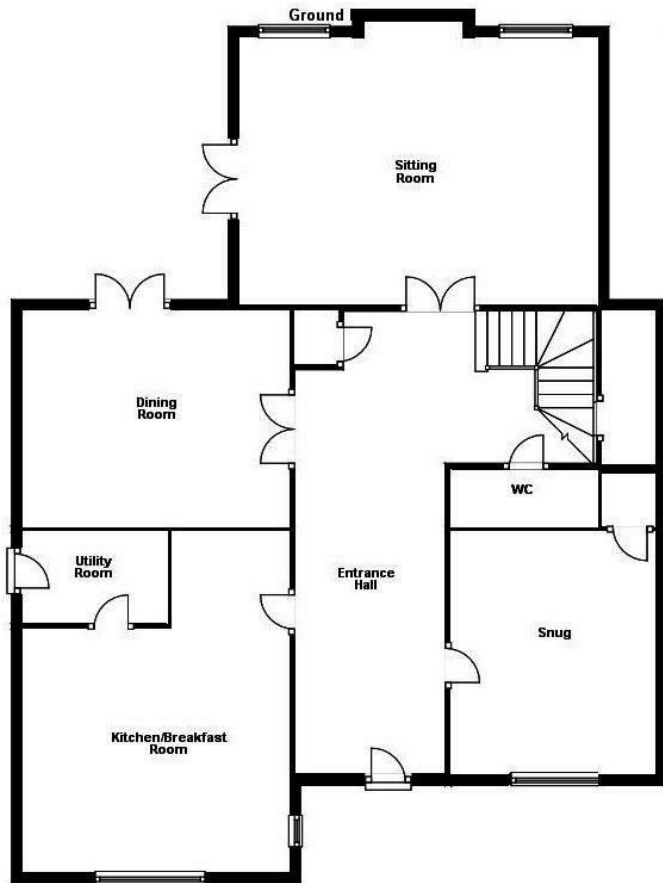


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	83
	EU Directive 2002/91/EC 	



Guide Price £700,000
 Tenure - Freehold
 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.