



Falklands Road, Haverhill, CB9 0EA

**CHEFFINS**

## Falklands Road

Haverhill,  
CB9 0EA

- Two Reception Rooms
- Conservatory Extension
- Four Double Bedrooms
- Large Bathroom & Large Ensuite
- Attractive Gardens
- Sought After Location
- Garage & Driveway
- Gas Central Heating

Beautifully presented four double bedroom detached family home situated on a sought after road in Haverhill. The property has spacious accommodation throughout and the light airy accommodation which would suit most families needs. (EPC Rating C)

4 2 2

Guide Price £425,000





## LOCATION

Haverhill: Haverhill is a thriving and popular market town, the fastest growing in Suffolk, 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 door to:

### ENTRANCE HALL

Stairs, door to Storage cupboard, door to garden, door to:

### Sitting Room

6.73m x 3.91m (22'1" x 12'10") Window to front, open fireplace, two radiators, sliding door to:

### Conservatory:

Brick with PVCu double glazed windows, polycarbonate roof and power and lights connected, window to rear, electric heater, french double doors to garden.

### Downstairs WC

Obscure window, fitted with two piece suite comprising wash hand basin and low-level wc.

### Dining Room

3.93m x 3.62m (12'11" x 11'10")

Window to front

## Kitchen

3.93m x 3.01m (12'11" x 9'11") Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, eye level electric double oven, four ring gas hob with extractor hood over, window to rear.

## First Floor

Landing: Door to Airing cupboard, door to:

Bedroom 1 3.98m x 3.95m (13'1" x 12'11")

Window to front, 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, obscure window.

Bedroom 2 3.67m x 3.07m (12'1" x 10'1")

Window to front, radiator, door to wardrobe.

Bedroom 3 3.26m x 3.04m (10'8" x 10')

Window to rear, radiator.

Bedroom 4 2.95m x 2.67m (9'8" x 8'9")

Window to rear, radiator.

## Bathroom

Fitted with four piece suite comprising corner jacuzzi bath, vanity wash hand basin, shower enclosure and low-level WC, obscure window, radiator.

## Outside:

Front: There is a generous frontage with laid to lawn area with sculpted driveway leading to garage.

Garage: Up and over door, rear access door, power and light connected.

Rear: Attractive landscaped gardens with flower bed borders, laid to lawn gardens and patio area, enclosed by timber fencing with timber built shed.

## SPECIAL NOTES

1. None of the fixtures and fittings are

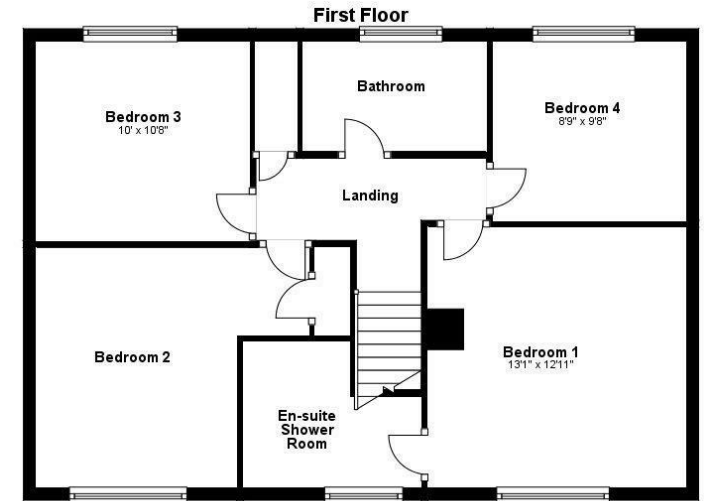
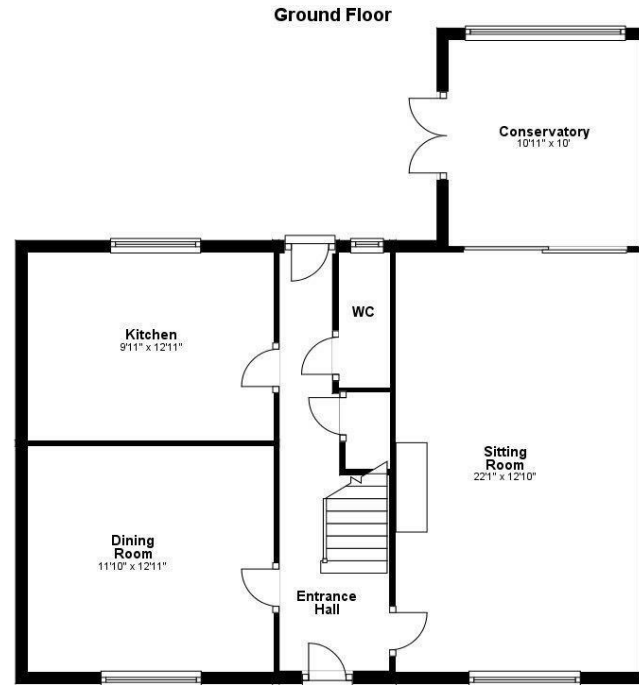




included in the sale unless specifically mentioned in these particulars.

2. Please note that the services and appliances of the service units are not to be checked and we would not be responsible for any loss or damage caused by a qualified person not being able to gain access to test services installed in the property.

3. Floor plans are produced for identification purposes only and are not to be used for any other purpose of the accommodation.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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.