



Cramswell Close, Haverhill, CB9 9QL

**CHEFFINS**



## Cramswell Close

Haverhill,  
CB9 9QL

- Master Bedroom with Ensuite and Dressing Area
- Spacious Living Room
- Four Bedrooms
- Recently Refitted Bathroom and Ensuite
- Generous Plot with Attractive Gardens
- Double Garage with Driveway
- Cambridge Side of Town

An immaculately presented four bedroom detached property, with a large driveway and double garage, ideally situated within a quiet cul-de-sac and enjoying an elevated position with far reaching views. The property benefits from many fine features including a recently refitted bathroom suite, master bedroom with re-fitted en-suite and beautifully landscaped gardens. (EPC Rating C)

4 2 3

Guide Price £475,000







## 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

Stairs, door to Storage Cupboard under stairs, door to:

### STUDY

10'0" x 6'2" (3.04m x 1.87m)

Window to front, Oak flooring, radiator.

### WC

Two piece suite with wash hand basin and low-level wc, radiator.

### LIVING ROOM

18'6" x 11'3" (5.63m x 3.44m)

Window to front, two radiators, solid Oak flooring, French doors to rear.

### KITCHEN/DINING ROOM

20'6" x 12'2" (6.25m x 3.72m)

Fitted with a matching range of solid Oak units with emerald pearl granite worktops, Double Range Cooker (possibly available by separate negotiation) with extractor hood over, one and half bowl sink, integrated fridge, freezer and dishwasher, ceramic slate effect tiled flooring, window to rear, radiator, French doors to rear, open plan to:

### UTILITY ROOM

Plumbing for washing machine, door to cupboard housing the water cylinder and boiler, door to side.

## FIRST FLOOR

### LANDING

### BEDROOM 1

12'7" x 12'0" (3.83m x 3.67m)

Window to front, radiator, LED downlights.

Archway leading to large dressing area with built in double door wardrobe, smaller storage cupboard, radiator, door to:

### ENSUITE SHOWER ROOM

Recently re-fitted with three piece suite comprising shower enclosure, vanity wash hand basin and low level wc, window to side, heated towel rail. LED downlights  
Quartz stone feature wall with chrome heated towel radiator, Grohe Smart control rainforest shower, Porcelain tiling to floors and walls full height, Demist mirror with surround lighting.

### BEDROOM 2

11'11" x 8'6" (3.63m x 2.58m)

Window to rear, fitted double wardrobe, radiator.

### BEDROOM 3

9'1" x 8'0" (2.77m x 2.44m)

Window to rear, radiator.

### BEDROOM 4

11'8" x 6'6" (3.55m x 1.97m)

Window to front, radiator.

### BATHROOM

Recently re-fitted with three piece suite comprising shower over panelled bath, vanity wash hand basin and low level WC, heated towel rail, window to rear. Marble effect porcelain tiled floor, ceramic wall tiles  
LED downlights, Large demist mirror with built in lighting and electric shaver point, Chrome heated towel rail.

### DOUBLE GARAGE/DRIVEWAY

17'2" x 17'0" (5.24m x 5.18m)

Double garage with up and over doors, power and lighting connected, gated driveway which provides off road parking for several vehicles.

## OUTSIDE

The property has a private and beautifully landscaped rear garden which is beautifully maintained. There is an immediate paved patio area on leaving the property with a generous lawn area. Steps lead down to an additional secluded seating area to the side of the garden. The garden is enclosed by timber fencing with steps up to access the double garage and driveway.

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

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.







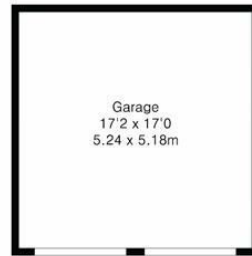


**Approximate Gross Internal Area 1288 sq ft - 120 sq m**

Ground Floor Area 674 sq ft – 63 sq m

First Floor Area 614 sq ft – 57 sq m

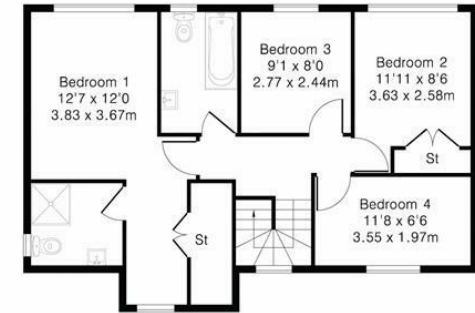
Garage Area 292 sq ft – 27 sq m



Garage



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	73	
(69-80)	C		
(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 £475,000

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.