



Stockley Close, Haverhill, CB9 0NB

CHEFFINS

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Haverhill,
CB9 0NB

A beautifully presented 3 bedroom link detached house. Nestled in a peaceful residential area of Haverhill. This exquisite property is an ideal family home, with modern interior. There is ample off road parking thanks to the drive way that will fit multiple vehicles, leading into the single garage. EPC C

LOCATION

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, 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.

3 1 1

Guide Price £320,000





Cloakroom

Frosted double glazing. Fitted with a matching suite comprising of WC and hand basin.

Living Room

Stairs rising to the first floor with under stairs storage cupboard. Double glazed bay window to front aspect.

Kitchen

Newly fitted. Breakfast bar. Space and plumbing for washing machine. Double glazed window to rear aspect.

Conservatory

Half brick built with double glazing. French doors leading to rear garden.

Bedroom 1

Double glazed window to front aspect. Walk in wardrobe.

Bedroom 2

Double glazed window to rear. Built in storage.

Bedroom 3

Double glazed window to rear.

Family bathroom

Frosted double glazed window to front aspect. Newly fitted 2023. 3 piece suite. Heated towel rail. Extractor fan.

Outside

The property is ideally situated at the end of a cul-de-sac with off road parking for

multiple vehicles, driveway leads to the attached garage, power and light connected with door leading to the garden. The rear garden is enclosed and contains a wooden garden shed. Side patio area idea for entertaining, finished off with laid lawn.

Agent Note

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		87
(81-91) B		
(69-80) C	70	
(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		

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Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk

Ground Floor

Approx. 41.3 sq. metres (444.0 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



Total area: approx. 76.5 sq. metres (823.6 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>
27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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.

