



Lophams Close, Haverhill, CB9 9JR

CHEFFINS

Lophams Close

Haverhill,
CB9 9JR

An immaculately presented four bedroom detached family home occupying a private position within this desirable cul de sac location. The property enjoys many fine features including generous Sitting Room, Dining Room, En Suite Shower Room, single garage and off road parking for three vehicles. Viewing highly recommended. (EPC Rating C)

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, 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.

4 2 2

Guide Price £359,500





GROUND FLOOR

ENTRANCE HALL Stairs to first floor, door to understairs storage cupboard, radiator.

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

SITTING ROOM 5.19m x 3.24m (17' x 10'7") Window to front, two radiators, door to:

DINING AREA 3.10m x 2.80m (10'2" x 9'2") Radiator, sliding patio doors to garden, door to:

KITCHEN 2.97m x 2.80m (9'9" x 9'2") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge, electric oven with extractor hood over, window, door to garage.

comprising panelled bath, vanity wash hand basin and low-level WC, obscure window, radiator.

GARAGE & DRIVEWAY Fitted with up and over door, power and lighting connected, door leading to rear garden. Driveway to the front of the garage provides off road parking, an additional hard stand area is located opposite the property providing further off road parking. We have been advised that the upkeep of the driveway is shared between the three properties that have access over it.

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 selling agents.

FIRST FLOOR

BEDROOM 1 3.42m x 2.92m (11'3" x 9'7") Window, radiator, door to:

EN-SUITE SHOWER ROOM Fitted with two piece suite comprising shower enclosure, pedestal wash hand basin and heated towel rail, extractor fan, obscure window.

BEDROOM 2 3.49m x 2.65m (11'5" x 8'8") Window, radiator.

BEDROOM 3 2.87m x 2.69m (9'5" x 8'10") Window, radiator.

BEDROOM 4 2.67m x 2.14m (8'9" x 7') Window, radiator.

BATHROOM Fitted with three piece suite

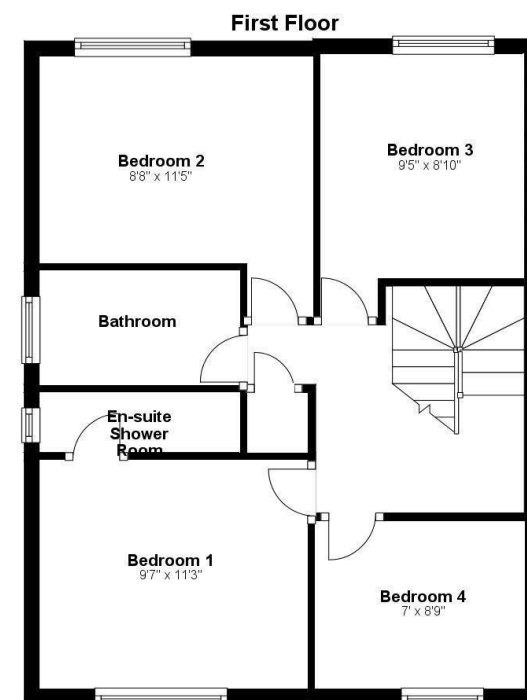
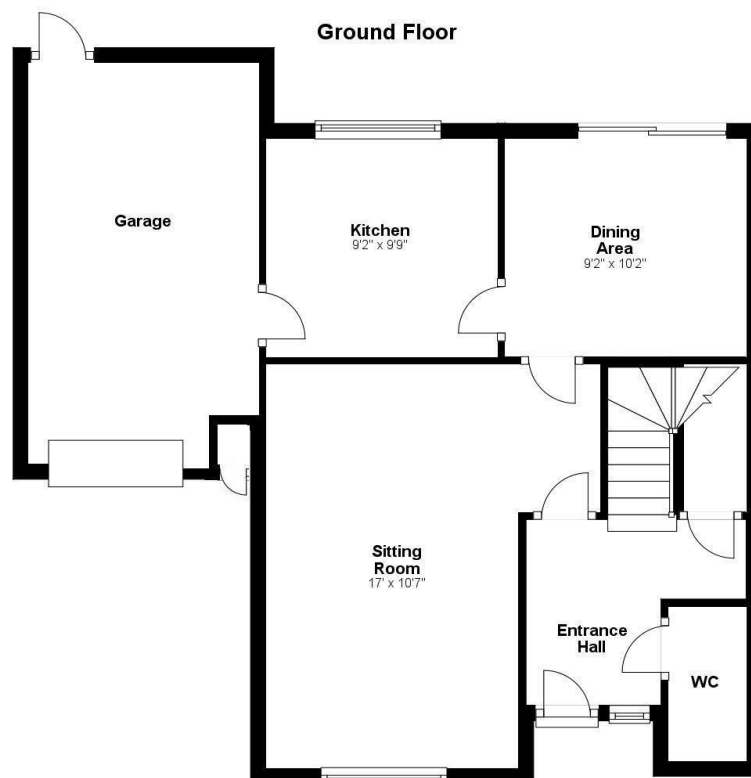
Special Notes - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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	74	
(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 £359,500

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

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>.

For more information on this property please refer to the Material Information Brochure on our website.

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.



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