



**Strawberry Fields, Haverhill, CB9 9DR**

**CHEFFINS**



## Strawberry Fields

Haverhill,  
CB9 9DR

- Four Bedrooms
- Cul De Sac Location
- Open Plan Kitchen / Diner
- Master Bedroom With En-Suite
- Un-Overlooked Rear Garden
- Excellent Commuting Distance To Cambridge
- Double Garage & Driveway
- Freehold
- EPC Rating D

A spacious, well presented four bedroom detached home benefitted by generous living accommodation, unoverlooked rear garden, double garage and driveway. (EPC Rating D)

4 2 1

**Guide Price £420,000**







## 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 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

### WC

Two piece suite comprising of vanity hand wash sink and wc, obscure window.

### KITCHEN/UTILITY

5.92m x 2.46m (19'5" x 8'0") Fitted with a range of base and eye level units, plumbing for dishwasher, washing machine, space for fridge/freezer, double oven with five ring gas hob and extractor over, radiator, dual aspect windows, door to garden, open plan to:

### DINING ROOM

3.05m x 3.00m (10'0" x 9'10") Radiator, window.

### SITTING ROOM

5.97m x 3.43m (19'7" x 11'3") Gas fireplace, dual aspect window, doors to garden.

## FIRST FLOOR

### BEDROOM ONE

3.91m x 2.92m (12'9" x 9'6") Fitted wardrobes, window, radiator, door to:

### ENSUITE

Fitted with three piece suite, shower enclosure, low w/c, vanity wash hand basin, obscure window, radiator, extractor fan.

### BEDROOM TWO

3.43m x 3.02m (11'3" x 9'10") Window, radiator.

### BEDROOM THREE

2.87m x 2.82m (9'4" x 9'3") Window, radiator, two fitted wardrobes.

### BEDROOM FOUR

2.08m x 2.01m (6'9" x 6'7") Window, radiator.

### BATHROOM

Three piece suite comprising of panelled bath, vanity hand wash sink, wc, radiator and obscure window.

### REAR GARDEN

Enclosed by timber fencing, private unoverlooked rear gardens which is predominantly paved patio, shed and gated side access.

### DOUBLE GARAGE

5.00m x 5.00m (16'4" x 16'4") Double garage with up and over doors, power and lighting connected, windows, door to garden.

### AGENTS 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.





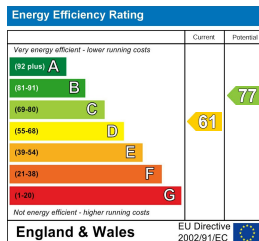
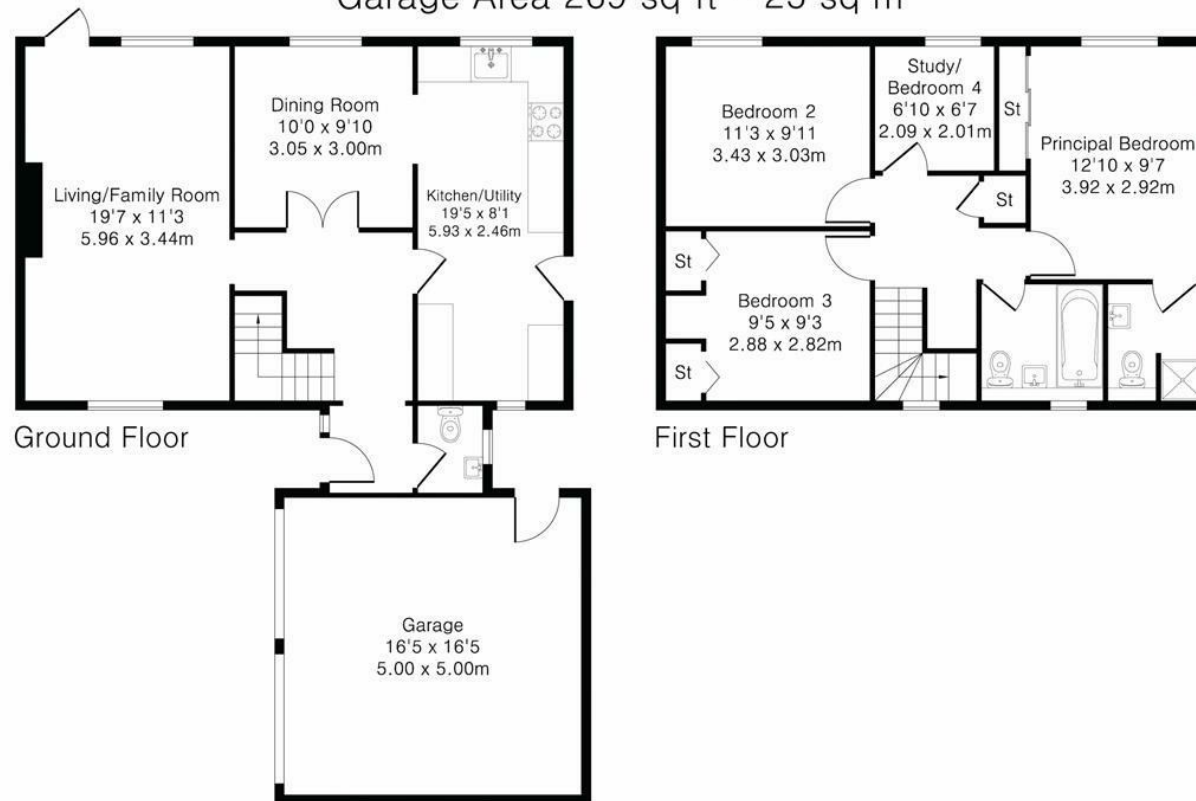


## Approximate Gross Internal Area 1205 sq ft - 112 sq m

Ground Floor Area 624 sq ft – 58 sq m

First Floor Area 581 sq ft – 54 sq m

Garage Area 269 sq ft – 25 sq m



Guide Price £420,000

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.



**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.

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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.

