



Roman Way, Haverhill, CB9 0NS

CHEFFINS

Roman Way

Haverhill,
CB9 0NS

- Desirable Roman Way Development
- Master Bedroom with Ensuite and Dressing Room
- Welcoming Kitchen/Diner
- Downstairs Shower Room and Upstairs Family Bathroom
- Utility/Breakfast Room
- Peaceful Rear Garden with Summer House
- Large Driveway and Carport to Front
- Freehold
- EPC Rating C

A charming four bedroom detached house situated on the desirable Roman Way development. This delightful home is benefitted by a master bedroom with ensuite and dressing room, newly fitted kitchen/diner, large utility room, driveway for multiple vehicles and peaceful rear garden. (EPC rating C)



Offers In Excess Of £474,995





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, 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

LOBBY

The entrance door leads to an inviting lobby with a picture window at the front. From the lobby, a door leads to the utility room whilst an archway at the opposite end leads you through the entrance hall.

ENTRANCE HALL

The entrance features stairs ascending to the galleried landing on the first floor, radiator, oak doors to:

SHOWER ROOM

Three piece suite comprising of electric double shower enclosure, vanity hand wash basin, low level wc, heated towel rail, window.

SITTING ROOM

5.92m x 3.45m (19'5" x 11'3") Charming feature fireplace with cast-iron wood burner and oak mantle, two radiators, bi-fold doors to garden.

KITCHEN/DINER

5.64m x 4.04m (18'6" x 13'3") Matching range of base and eye level units, quartz worktops, stainless steel sink with mixer tap, ceramic hob with extractor above, built-in microwave, integrated dishwasher, breakfast bar, electric fan oven within a row of pantry style cabinets on far wall, radiator, door to garden, door to:

UTILITY ROOM

5.05m x 4.78m (16'6" x 15'8") Generously proportioned space doubling as a breakfast nook, array of units with oak worktops, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, rear window and door to garden, door to:

BEDROOM FOUR

4.85m x 4.83m (15'10" x 15'10") Expansive bedroom, dual aspect windows to front, two radiators, door to:

WC

Two piece suite comprising of vanity wash hand basin, low level wc, heated towel rail.

FIRST FLOOR

LANDING

Beautiful galleried landing with a front window, timber batten wall, built in storage cupboard, oak doors to:

BEDROOM ONE

3.84m x 2.92m (12'7" x 9'6") Double bedroom, window to rear, radiator, doors to:

DRESSING ROOM/BEDROOM FIVE

2.62m x 2.01m (8'7" x 6'7") Bi-fold doors to dressing room from master, fitted with hang rails and plenty of storage, window to rear, radiator, tiled flooring.

ENSUITE

Three piece suite comprising of tiled electric shower enclosure, vanity hand wash basin, low wc, window to side, heated towel rail.

BEDROOM TWO

3.43m x 2.97m (11'3" x 9'8") Double bedroom, window to rear, radiator.

BEDROOM THREE

3.43m x 2.92m (11'3" x 9'6") Double bedroom, window to front, radiator.

BATHROOM

Three piece suite comprising of panelled bath with shower over, vanity hand wash basin, low wc, window to front, heated towel rail.

OUTSIDE

The house seamlessly connects to the garden which is accessible from the sitting room, kitchen and utility. Stepping onto the expansive composite decking, there is plenty of space for seating. Steps lead up to a lawn bordered by mature flowers, shrubs and hedgerow. To the rear of the property is a spacious timber summer house and storage unit. The garden is benefitted by an outdoor tap, power supply and lighting.

To the front of the property is a spacious driveway for multiple vehicles and a cart lodge to the side for one car with electric vehicle charging.

SUMMER HOUSE

3.76m x 2.74m (12'4" x 8'11")

SHED

2.74m x 1.45m (9'0" x 4'9")

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.

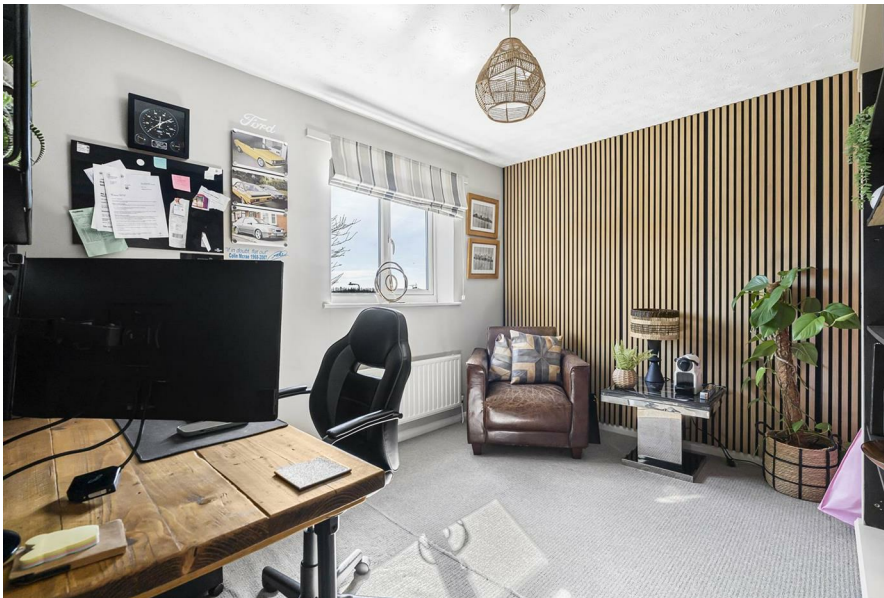
SPECIAL NOTES

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.





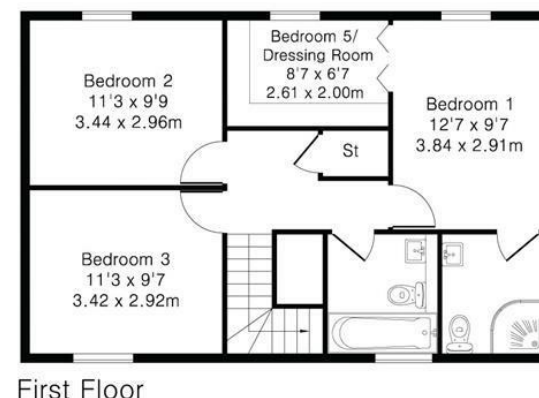
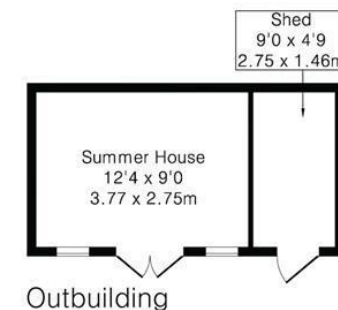
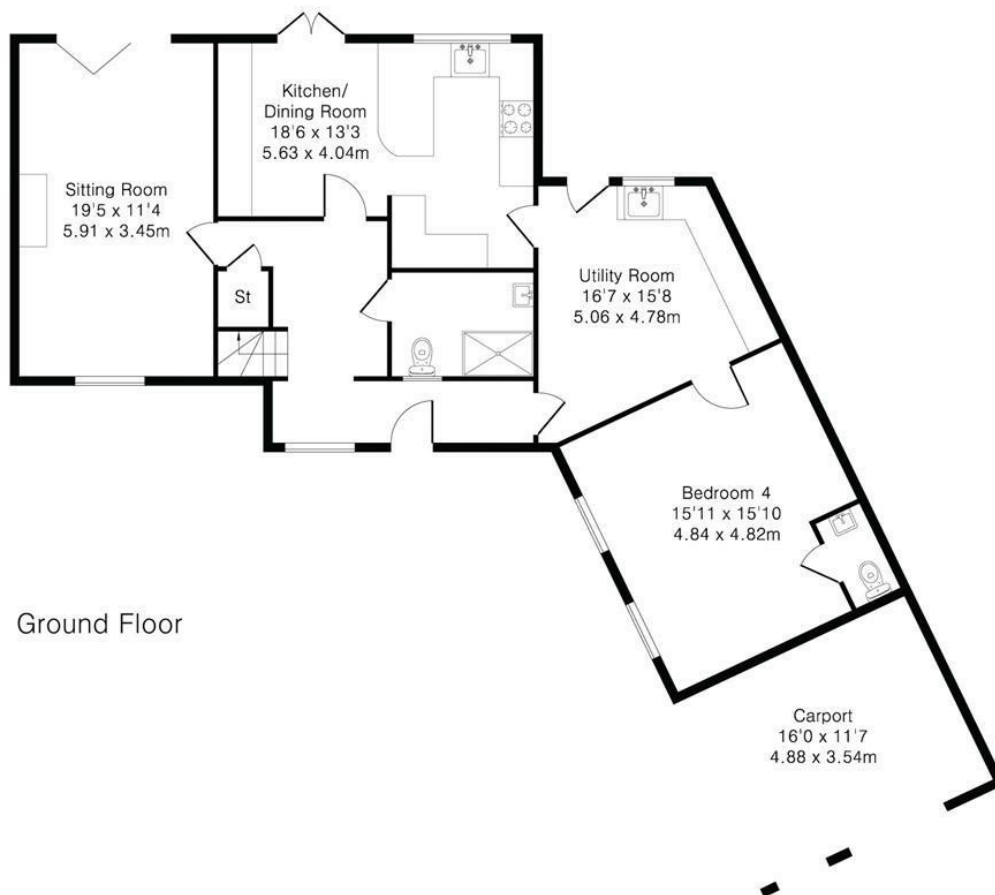


Approximate Gross Internal Area 1763 sq ft - 164 sq m

Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 592 sq ft – 55 sq m

Outbuilding Area 157 sq ft – 15 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	81
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - E

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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