



Burton End, Haverhill, CB9 9AF

CHEFFINS

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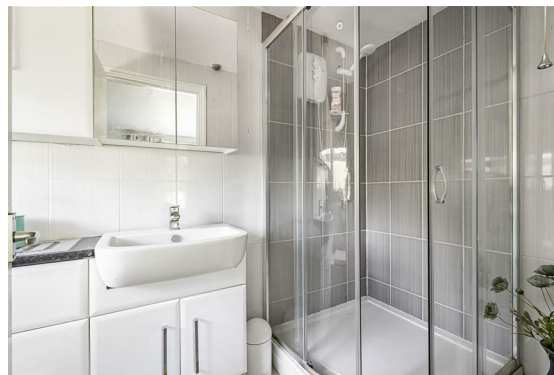
- Charming Character Property
- Modern Fitted Kitchen/Diner
- Versatile Accomodation
- Double Garage Currently Used As An Office
- Grade II Listed
- Generous Plot With Expansive Gardens
- Master Bedroom With Ensuite
- Freehold

This impressive semi-detached home offers a blend of period features and modern living. The property boasts three well-appointed reception rooms, six generously sized bedrooms and three bathrooms. Benefitted by a modern kitchen/diner, expansive driveway for multiple vehicles, converted double garage into office space and spacious rear garden.

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Guide Price £595,000





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 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

Spacious entry hall, tiled floor, door directly through to rear garden, doors to:

KITCHEN/DINING ROOM

5.87m x 5.26m (19'3" x 17'3") Fitted with matching base and eye level units with worktop over, one and half bowl stainless steel sink with mixer tap, eye level electric oven, four ring ceramic hob with extractor over, built in microwave, plumbing for dishwasher, space for fridge/freezer, plumbing for washing machine, windows to side and front, radiator, large storage cupboard, double doors to conservatory, door to:

LIVING ROOM

5.28m x 4.80m (17'3" x 15'8") Exposed beams, fireplace with cast iron wood burner, two radiators, windows to rear and side, stairs leading to first floor, door to:

SITTING ROOM

4.60m x 4.42m (15'1" x 14'6") Dual aspect windows with high ceilings, bay window to side, open fireplace with marble surround and mantle.

CONSERVATORY

2.87m x 2.67m (9'4" x 8'9") Bright conservatory with a combination of timber and half brick construction, polycarbonate roof, French doors to rear garden, power and lighting connected.

SHOWER ROOM

Fitted three piece suite comprising of shower enclosure, vanity hand wash sink and low wc, heated towel rail, window to rear.

BEDROOM ONE

4.93m x 3.86m (16'2" x 12'7") Patio doors through to rear garden, two radiators, door to:

ENSUITE

Fitted three piece suite comprising of shower

enclosure, vanity hand wash sink and low wc, heated towel rail, window to side.

BEDROOM FOUR

3.66m x 2.44m (12'0" x 8'0") Window to front, radiator.

BEDROOM FIVE

3.63m x 2.41m (11'10" x 7'10") Window to front, radiator.

BEDROOM SIX

2.92m x 1.80m (9'6" x 5'10") Window to side, radiator.

WC

Two piece suite comprising vanity hand wash basin, low wc, extractor fan.

FIRST FLOOR

LANDING

Doors to:

BEDROOM TWO

4.75m x 4.42m (15'7" x 14'6") Spacious bedroom with dual aspect windows, two radiators.

BEDROOM THREE

4.65m x 2.92m (15'3" x 9'6") Window to side, two radiators.

BATHROOM

Fitted three piece suite comprising of panelled bath, vanity hand wash sink and low wc, heated towel rail, window to rear.

OUTSIDE

Large driveway for multiple vehicles leading to the house and converted double garage. Lined with lawns and mature trees. Rear garden is predominantly laid to lawn, enclosed by mature conifer hedgerow with a patio area for seating.

DOUBLE GARAGE

Currently used as an office with a spiral staircase leading to attic space. Power and lighting

connected, the double doors to the garage are still in place, giving the option to be converted back into a garage if desired, personal door for access.

AGENTS NOTE

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

Please note, the vendor has advised us that when they purchased the property, they were advised it is Grade II listed and therefore exempt from requiring an EPC. Although this is not shown online.

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		
(92-100) 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		
EU Directive 2002/91/EC		

Guide Price £595,000

Tenure - Freehold

Council Tax Band - E

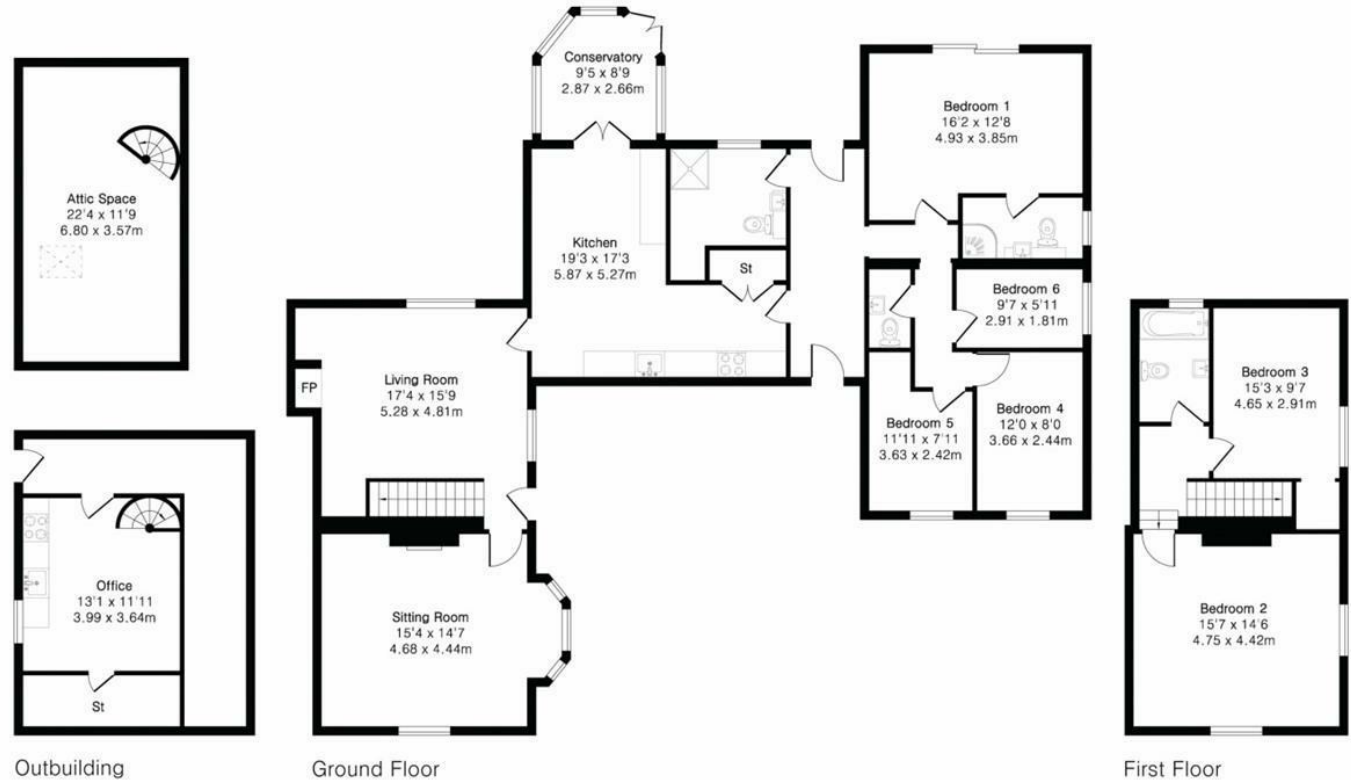
Local Authority - West Suffolk

Approximate Gross Internal Area 2093 sq ft - 194 sq m

Ground Floor Area 1607 sq ft - 149 sq m

First Floor Area 486 sq ft - 45 sq m

Outbuilding Area 632 sq ft - 59 sq m



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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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.



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