



Withersfield Road, Haverhill, CB9 7RN

CHEFFINS

Withersfield Road

Haverhill,
CB9 7RN

- Four Bedroom Detached Bungalow
- Double Garage and Generous Driveway
- Versatile Living Accommodation
- Spacious Reception Rooms With Garden Views
- Master Bedroom with Ensuite
- Modern Fitted Kitchen
- Conservatory
- Utility
- Freehold
- EPC Rating D

An impressive four bedroom detached bungalow benefitted from generous reception rooms with garden views, master bedroom with ensuite and large driveway with a double garage, located centrally within a large plot. (EPC D)

4 2 3

Guide Price £550,000





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, 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.

ENTRANCE HALL

Storage cupboard, doors to:

LIVING ROOM

Spacious lounge with gas fire, sliding doors to rear garden, window to side, French doors through to conservatory.

KITCHEN

Fitted range of matching base and eye level units, five ring gas hob with extractor over, ceramic sink with mixer tap, space for dishwasher, window to front, door to utility.

UTILITY

Fitted base level units with Belfast style sink above, plumbing for washing machine and space for tumble dryer and fridge/freezer, door to garage.

DINING ROOM

Window to rear, radiator.

CONSERVATORY

Brick and upvc construction with impressive views, French doors to garden.

CLOAKROOM

Spacious two piece suite comprising low wc and pedestal hand wash basin, obscure window to rear.

BEDROOM ONE

Window to front, radiator, built in wardrobes, door to ensuite.

ENSUITE

Three piece suite comprising shower enclosure, low wc, pedestal hand wash basin, radiator, window to front.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to rear, radiator, storage cupboard.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Four piece suite comprising panelled bath with shower over, low wc, pedestal wash hand basin, bidet, radiator, obscure window to front.

DOUBLE GARAGE

Large double garage with up and over door, light and power connected.

OUTSIDE

Large driveway to the front for multiple vehicles. The rear garden is predominantly laid to lawn which wraps around the living room/conservatory with a large patio area for plenty of seating, all enclosed by timber fencing.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(31-38) D		
(22-30) E		
(15-21) F		
(9-14) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £550,000

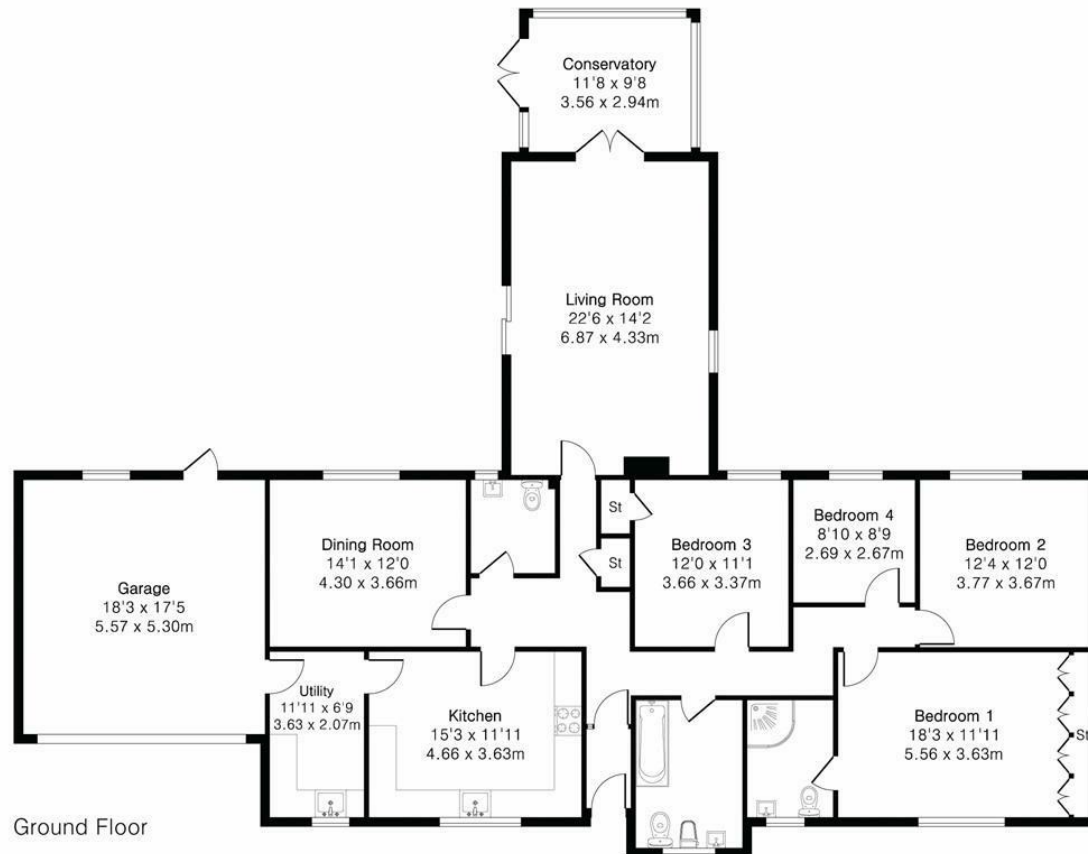
Tenure - Freehold

Council Tax Band - F

Local Authority - West Suffolk

Approximate Gross Internal Area 1891 sq ft - 176 sq m

Garage Area 318 sq ft - 30 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.



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.

