



Alderton Close, Haverhill, CB9 7RA

CHEFFINS

Alderton Close

Haverhill,
CB9 7RA

A spacious and well presented four bedroom detached family home set in a quiet cul-de-sac location. The property benefits from three reception rooms, an en suite shower room and dressing area to master bedroom, rear garden, and driveway. EPC Rating C.

LOCATION

Haverhill is a thriving and popular market town 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.

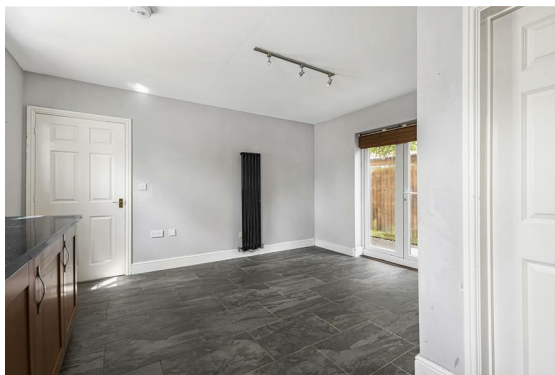
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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.

 4
  2
  3

£395,000





Ground Floor

Entrance Hall

Window to side, radiator, built in under-stairs cupboard, stairs to first floor.

WC

Window to rear, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

Sitting Room

Two windows to front, radiator, French doors to garden, feature fireplace.

Dining Room

Window to rear, radiator

Study

Window to rear, radiator.

Kitchen/Breakfast Room

Fitted with a matching range of base and eye level units, 1+1/2 bowl sink unit with mixer tap, integrated dishwasher, space for fridge freezer, fitted electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, two windows to side, radiator, tiled flooring, french doors to garden, door to:

Utility Room

Fitted with a matching base and eye level units with round edged worktops, stainless steel sink unit, plumbing for washing machine, radiator, tiled flooring, door to garden.

First Floor

Landing

Window to side, radiator, built in cupboard housing the hot water cylinder.

Bedroom 1

Two windows to rear, window to front, two radiators, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin with mixer tap, tiled shower cubicle with fitted shower over and glass screen and low-level WC, tiled splashbacks and to all walls, window to rear, radiator. Dressing area with fitted wardrobes.

Bedroom 2

Two windows to side, radiator.

Bedroom 3

Window to rear, radiator.

Bedroom 4

Window to side, radiator, built in cupboard.

Family Bathroom

Fitted with four piece suite comprising panelled bath with hand shower attachment off and mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure with fitted shower over and folding glass screen and low-level WC, window to rear, radiator.

Outside

The rear garden is mostly laid to lawn with a decked seating area leading from the sitting room. The garden is bordered by mature shrubs and bushes and has the benefit of two timber sheds.

Agents Note

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

We have been made aware that there is a service charge payable for the upkeep of the development. We have been advised that this £275 p.a

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 plus) A		
(81-91) B		
(69-80) C	69	80
(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		

£395,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – West Suffolk

Approximate Gross Internal Area 1454 sq ft - 135 sq m

Ground Floor Area 744 sq ft – 69 sq m

First Floor Area 710 sq ft – 66 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.

