

Alderton Close, Haverhill, CB9 7RA

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Haverhill,

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A beautifully presented, four bedroom detached family home benefitting from many fine features including ensuite to master bedroom, open-plan kitchen/dining room and two allocated parking spaces. The property overlooks a delightful greensward, with a park within walking distance.

4 2 1

Guide Price £395,000



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, 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

ENTRANCE HALL
Composite front door to the side, dual aspect double-glazed windows, radiator, Karndean flooring, and stairs leading up to the first-floor landing. There is also a further window out to the side aspect.

WC
:Matching Karndean flooring from the entrance hall, low-level WC, and a vanity wash hand basin, double-glazed window to the front, tiled splashbacks, and a radiator.

LIVING ROOM
Triple-aspect room, double-glazed door to the side with full-length glazed windows either side, coal effect fire and radiator.

KITCHEN/DINING ROOM
Beautiful open-plan, dual-aspect room with double-glazed windows to the front and two double-glazed doors opening onto the side with windows on each side. Laminate flooring with a range of matching wall and base units with work surfaces over, ceramic sink with mixer taps. built in appliances including dishwasher, eye-level electric ovens, Bosch 4-ring induction hob with extractor hood over, fridge-freezer, and space and plumbing for a washing machine. Inset spotlights, breakfast bar area, and access through to the dining room which features a full-length radiator and double doors opening through to the lounge.

FIRST FLOOR

LANDING
Radiator and airing cupboard housing gas combination boiler (Ideal Logic).

BEDROOM ONE
Two double-glazed windows to the side, built-in wardrobes, radiator, and wall panelling.

ENSUITE
Low-level WC, vanity wash hand basin, shower, double-glazed window to the front, tiled splashbacks, and a heated chrome towel rail.

BEDROOM TWO
Built-in wardrobes, double-glazed window to the side, and a radiator.

BEDROOM THREE
Dual-aspect room with double-glazed windows to the side and rear, a radiator, and laminate flooring.

BEDROOM FOUR
Double-glazed window to the front overlooking greensward, and a radiator.

BATHROOM
P-shaped bath with a rainfall shower and chrome attachments over, tiled walls, and vinyl flooring. Pedestal wash hand basin, low-level WC, double-glazed window to the side, and a heated towel rail.

OUTSIDE
Beautifully landscaped gardens mainly laid to lawn, enclosed by red brick wall and timber fencing, featuring flower bed borders. To the side of the property are two timber-built sheds, gated side access to the front of the property, power supply and an outside water source. There is also a decked pergola area stretching down the side of the property with a further storage shed, enclosing timber fencing, and lighting. The front of the property overlooks greensward with a small laid-to-lawn area, and a park within walking distance to the property.

PARKING
Two allocated parking spaces at the rear of the property.

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.

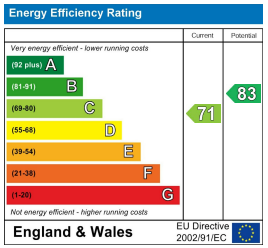
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







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Tenure - Freehold

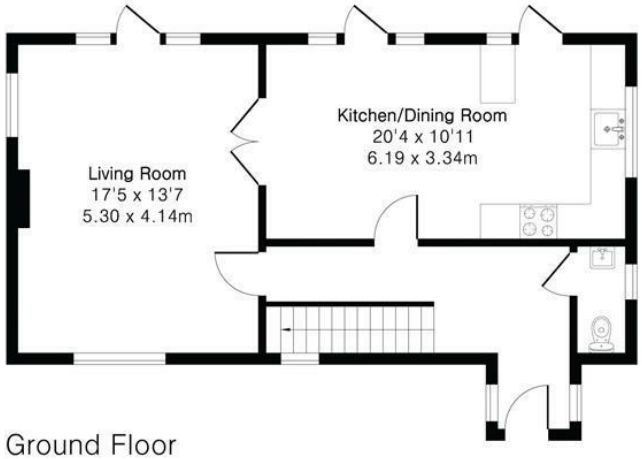
Council Tax Band - D

Local Authority - West Suffolk

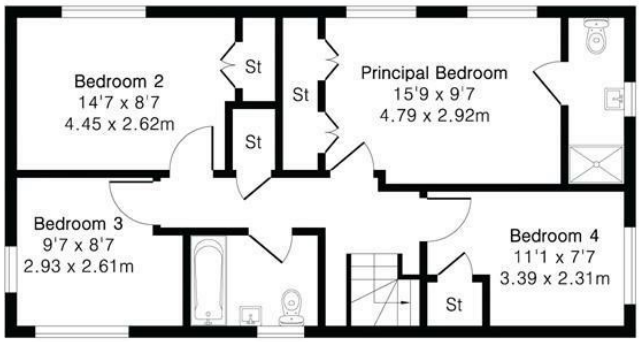
Approximate Gross Internal Area 1211 sq ft - 112 sq m

Ground Floor Area 614 sq ft – 57 sq m

First Floor Area 597 sq ft – 55 sq m



Ground Floor



First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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