

DAVID  
BURR



9 Boleyn Way

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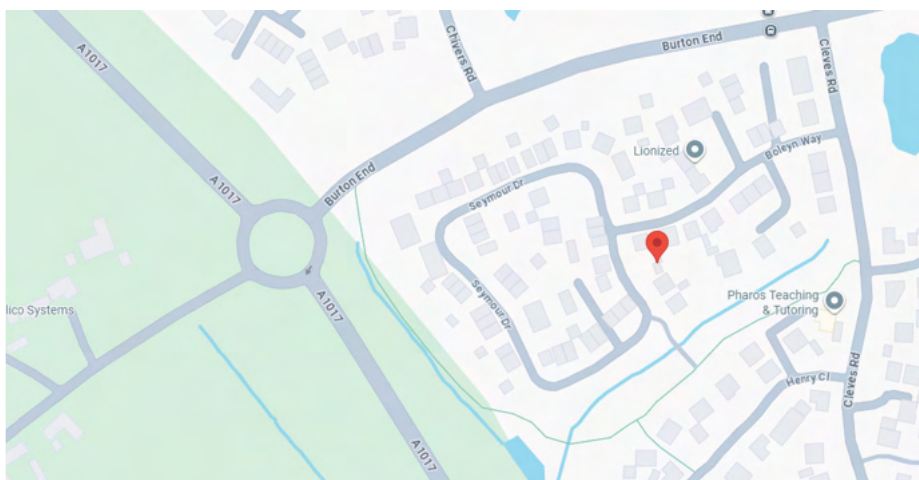
Haverhill, Suffolk

# 9 Boleyn Way

## Haverhill, Suffolk

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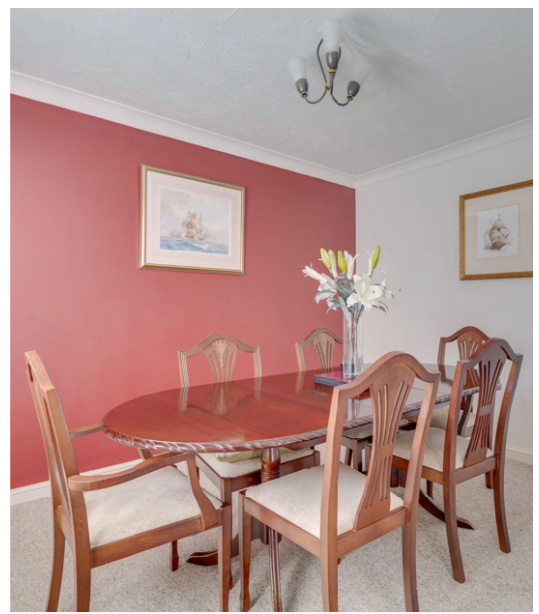
A spacious detached six bedroom family home offering generous accommodation over three floors in a quiet private location within this sought after residential development with easy access to main trunk roads and enjoying off-road parking for multiple vehicles, garage and private gardens.



- A spacious detached six bedroom family home
- Generous accommodation over three floors
- Quiet private location
- Sought after residential development
- Easy access to main trunk roads
- Off-road parking for multiple vehicles
- Garage
- Private gardens

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# INTERIOR

Entrance into ENTRANCE HALL with staircase to the first floor with storage cupboard beneath and access to the reception rooms. A generous SITTING ROOM with electric fire set within a granite hearth with wooden mantel, French doors leading to the terrace. DINING ROOM with outlook to the front with window shutters. STUDY again with outlook to the front with window shutters that could be utilised as a Study or optional Children's Playroom. KITCHEN/BREAKFAST ROOM comprehensively fitted kitchen with a range of wall and base units under solid oak worktop with Belfast sink inset. Integrated appliances include a fridge/freezer, dishwasher, washing machine, Rangemaster cooker, breakfast bar and door leading to the side. CLOAKROOM with WC and wash hand basin.



## FIRST FLOOR

The first floor features a generous LANDING with staircase to the Second Floor. Airing cupboard and access to FOUR BEDROOMS, two of which are generous doubles with two large singles, with the Master Suite enjoying a range of fitted wardrobes and an En-Suite comprising tiled shower cubicle, WC, pedestal sink unit whilst the FAMILY BATHROOM enjoys a pannelled bath with shower attachment, WC, wash hand basin and extensively tiled walls and flooring.



## SECOND FLOOR

Enjoying TWO further DOUBLE BEDROOMS both with eaves storage and Velux windows to the front and rear. En-Suite Shower Room comprising tiled shower cubicle, pedestal sink unit and WC.



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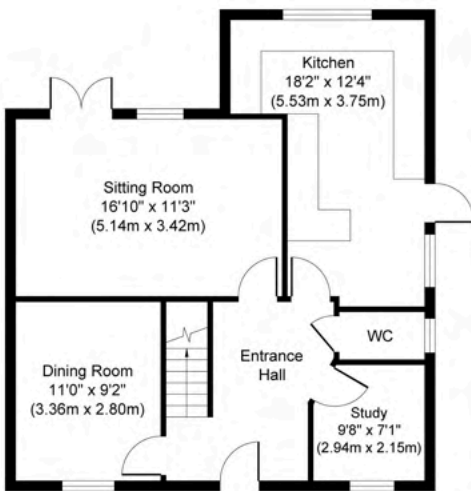
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## EXTERIOR

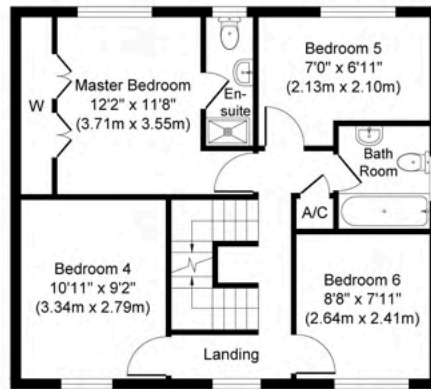
The property is approached via a private driveway providing parking for multiple vehicles in turn leading to the GARAGE with light and power connected. A gated access leads through to the rear and features a private garden enjoying a large decked dining terrace set adjacent an area of traditional lawn bordered with mature flower beds and a range of mature trees, affording the property a great deal of privacy.



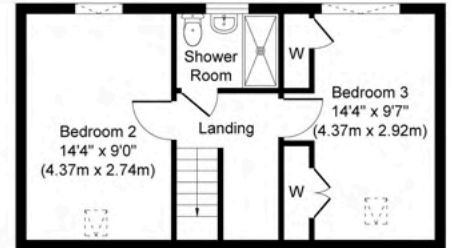
# Floorplan



**Ground Floor**  
Approximate Floor Area  
670 sq. ft  
(62.25 sq. m)



**First Floor**  
Approximate Floor Area  
593 sq. ft  
(55.07 sq. m)



**Second Floor**  
Approximate Floor Area  
371 sq. ft  
(34.47 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Haverhill, Suffolk

Haverhill 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. 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.



## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: G. £2,741.44 per annum.

PROPERTY POSTCODE: CB9 9PH.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 2000 mpbs download, up to 2000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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