



Janus Close, Haverhill, CB9 0NW

CHEFFINS

Janus Close

Haverhill,
CB9 0NW

- Self Contained One Bedroom Annexe
- No Onward Chain
- Generous Wrap Around Garden
- Off Road Parking For Three Vehicles
- Ensuite to Master Bedroom
- Utility Room
- Freehold
- EPC Rating C

FOUR BEDROOM DETACHED HOUSE WITH SELF CONTAINED ONE BEDROOM ANNEXE

Offered for sale with no onward chain in the sought after Roman Way development, is a wonderful opportunity to acquire a well appointed four bedroom detached family home with self contained one bedroom annexe. Benefitting further from generous wrap around gardens, utility room, ensuite to master bedroom and driveway providing off road parking for four vehicles. (EPC Rating C/Annexe is an A)

5 3 2

Guide Price £490,000





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.

GROUND FLOOR

ENTRANCE HALL

Window to front, stairs to first floor, understairs storage cupboard, doors to:

LIVING ROOM

Window to front, radiator, French doors to rear garden.

DINING ROOM

Window to rear, radiator.

KITCHEN

Fitted with base and eye level units with worktop over, space for undercounter fridge/freezer, space and plumbing for dishwasher, stainless steel sink with mixer tap, electric oven and hob, window to rear, door to rear garden, open to:

UTILITY

Plumbing for washing machine, space for tumble dryer, window to side.

WC

Two piece suite comprising low level wc, pedestal hand wash basin, obscure window.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

Window to rear, radiator, door to:

ENSUITE

Three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, heated towel rail, obscure window.

BEDROOM TWO

Window to front, radiator.

BEDROOM THREE

Window to rear, radiator, fitted storage cupboards.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, heated towel rail, obscure window.

OUTSIDE

The property offers a generous rear garden, predominantly laid to lawn with mature trees and shrubs, enclosed by timber fencing and hedging. There is a summer house to the side and large decking area for seating and entertainment.

PARKING

Driveway for three/four vehicles to the front of the property.

ANNEXE

DINING/LIVING ROOM

Window to front, radiator, bi-fold doors, door to bedroom, open to:

KITCHEN

Fitted with base and eye level units with worktop over, plumbing and space for washing machine, space for fridge/freezer, electric oven with ceramic hob and extractor over, boiler, stainless steel sink with mixer tap, window to rear.

BEDROOM

Window to rear, radiator, storage cupboards, door to:

ENSUITE

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, heated towel rail, obscure window.

PARKING

Off road parking for three vehicles.

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 Strictly by appointment through the selling 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		
(81-81) 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 £490,000

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk



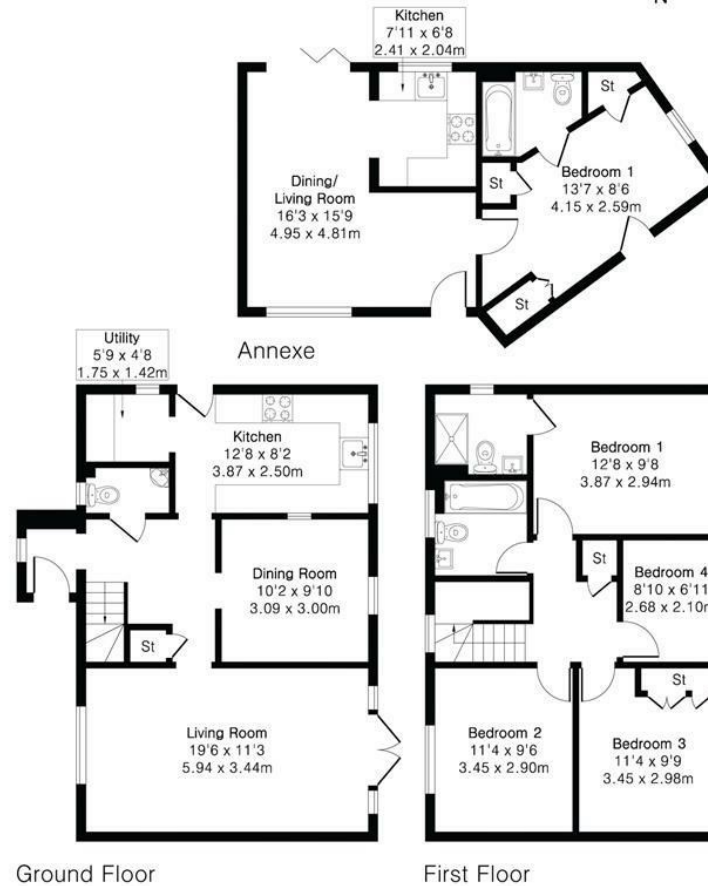
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

Approximate Gross Internal Area 1653 sq ft - 154 sq m

Ground Floor Area 609 sq ft - 57 sq m

First Floor Area 588 sq ft - 55 sq m

Annexe Area 456 sq ft - 42 sq m



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For more information on this property please refer to the Material Information Brochure on our website.

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.



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