



Laurel Close, Haverhill, CB9 9DH

CHEFFINS

Laurel Close

Haverhill,
CB9 9DH

- NO ONWARD CHAIN
- Versatile Accommodation
- Three Spacious First Floor Bedrooms
- Two Bathrooms
- Garage and Driveway
- Kitchen/Diner
- Freehold
- EPC Rating C

Set on a generous corner plot within a quiet cul-de-sac on the Cambridge side of town, sits an impressive five bedroom detached bungalow, offered for sale with no onward chain. The property benefits from two bathrooms, versatile ground floor accommodation, large garage and driveway providing off road parking for three vehicles. (EPC Rating C)

5 2 2

Guide Price £475,000





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 provide it with growing residential, commercial and leisure facilities.

Currently 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.

GROUND FLOOR

AGENTS NOTE

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

Please be advised the property is not registered on Land Registry.

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.

ENTRANCE HALL

Reached via a double-glazed front door, featuring a radiator and stairs leading to the first-floor landing.

STUDY/BEDROOM FIVE

Located on the left-hand side, with a double-glazed window to the front, radiator, and a large storage cupboard.

INTEGRAL GARAGE

Accessible on the right-hand side, equipped with an up-and-over style door, wall-mounted Baxi gas boiler, loft storage, power and light connections, and a workbench to the rear.

FAMILY BATHROOM

Includes a pedestal wash hand basin, low-level WC, side panel bath with over-taps, radiator, double-glazed window to the side, and a separate tiled shower cubicle with shower over.

BEDROOM FOUR

Features a double-glazed window to the rear and radiator.

LIVING ROOM

A large dual-aspect room featuring French doors opening onto the rear garden, double-glazed windows, a radiator, a gas fire, and two double-glazed doors leading to the dining room.

DINING ROOM

Dual-aspect with two double-glazed windows to the side and rear, and a radiator. Open-plan layout leading through to the kitchen.

KITCHEN/BREAKFAST ROOM

Dual-aspect with a door and two windows facing the front and side, vinyl flooring, a range of matching wall and base units with work surfaces over, a 1.5 bowl sink with mixer tap plus a water softener tap, and space and plumbing for appliances.

FIRST FLOOR

LANDING

Features two Velux-style windows, a radiator, and loft access. Additional storage cupboard located off the landing.

BEDROOM ONE

Features two double-glazed windows to the rear, a Velux-style window, and a radiator.

BEDROOM TWO

Includes a double-glazed window to the front and a radiator.

BEDROOM THREE

Includes a double-glazed window to the side, radiator, and a storage cupboard housing the header tank.

UPSTAIRS BATHROOM

Equipped with a Velux-style window, side panel bath, pedestal wash hand basin, low-level WC, and radiator.

EXTERIOR AND PARKING

Exterior

Rear Garden: A generous garden featuring mature trees, fruit trees, a patio seating area, laid-to-lawn areas

enclosed by timber fencing, a timber-built shed, and hedgerow borders to the side. Includes side access running down the side of the property.

Frontage & Parking: A large frontage with a block-paved driveway providing parking for 3-4 cars, enclosed by hedgerow borders, laid-to-lawn gardens, and a side garden leading to the side kitchen door.

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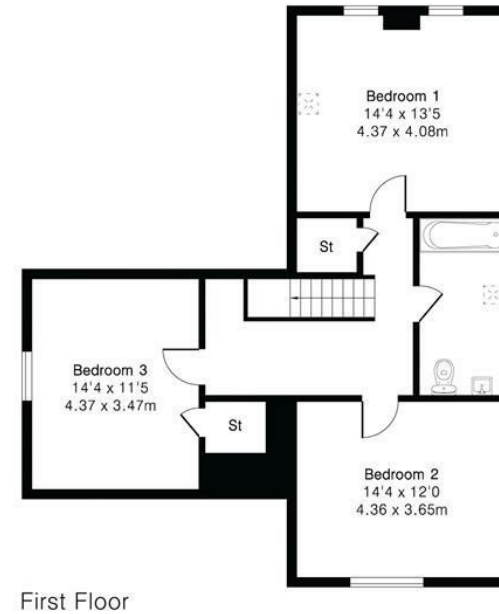
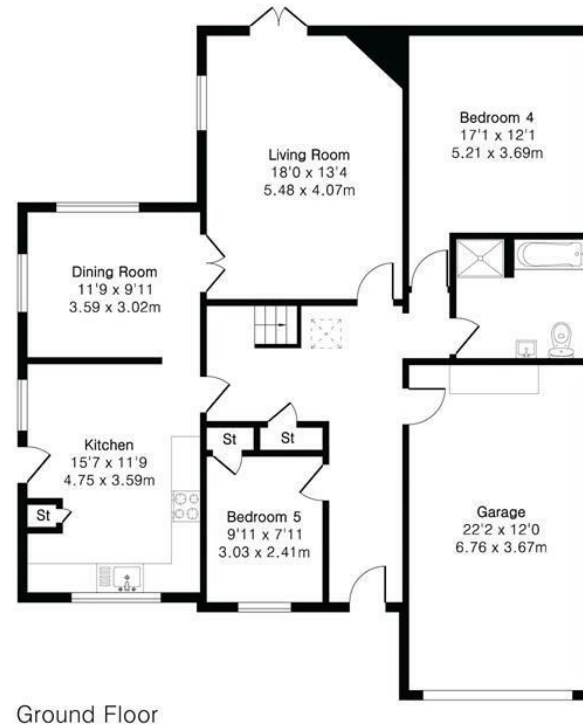


**Approximate Gross Internal Area 1914 sq ft - 178 sq m
(Excluding Garage)**

Ground Floor Area 1108 sq ft – 103 sq m

First Floor Area 806 sq ft – 75 sq m

Garage Area 268 sq ft – 25 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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 £475,000

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.

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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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