



Rowan Close, Haverhill, CB9 9AE



## Rowan Close

Haverhill,  
CB9 9AE

- Four Bedrooms
- Three En-Suite Shower Rooms
- Family Bathroom
- Generous Gardens
- Large Driveway
- No Onward Chain
- Council Tax Band E
- Freehold

An extremely generous four bedroom detached property benefiting from many fine features including THREE EN-SUITE shower rooms, four reception rooms, large gardens and driveway offering substantial parking. Offered for sale with no onward chain (EPC Rating C).

4 4 2

Guide Price £450,000





## 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 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 Under stairs storage cupboard, stairs to first floor, doors to:

WC Window to side, fitted with a two piece suite comprising low level WC, wash hand basin, radiator.

STUDY 10'8 x 6'8 (3.25m x 2.03m): Window to front, radiator.

SITTING ROOM 17'9 x 15'8 (5.4m x 4.78m): Window to rear, French doors to rear garden, feature fireplace with inset gas fire (unused), radiator, double doors to:

DINING ROOM 13'8 x 9'3 (4.17m x 2.82m) Window to rear, radiator.

KITCHEN/BREAKFAST ROOM 21 x 8'3 (6.4m x 2.51m) Window to front, fitted with a range of matching base and wall units with worktops over, breakfast bar, double electric oven and four ring hob with extractor over, sink with mixer tap, door to:

UTILITY ROOM Window to side, fitted with a range of base units with worktop over, plumbing for washing machine and tumble dryer, sink and drainer, door to:

SNUG/BAR (Formerly the Garage): 17'6 x 8 (5.33m x 2.44m): Currently used as a Bar and could easily be converted back to a garage if required. Door leading to side of property, radiator.

## FIRST FLOOR

LANDING Radiator, doors to:

BEDROOM ONE 17 x 14'7 max (5.18m x 4.45m): Two windows to

front, fitted wardrobes, two radiators, door to:

EN-SUITE Window to front, fitted with a matching suite comprising low level WC, wash hand basin and shower cubicle, radiator.

BEDROOM TWO: 15'9 x 12'8 (4.8m x 3.86m) Window to rear, fitted wardrobe, radiator, door to:

EN-SUITE Window to side, fitted with a matching suite comprising low level WC, wash hand basin and shower cubicle, radiator.

BEDROOM THREE 11'10 x 11'5 (3.6m x 3.48m): Window to rear, built in double wardrobe, radiator.

EN-SUITE Window to front, fitted with a matching suite comprising low level WC, wash hand basin and shower cubicle, radiator.

BEDROOM FOUR 14'5 x 6'10 (4.4m x 2.08m): Window to front, radiator, access to loft space.

FAMILY BATHROOM Window to side, fitted with a matching suite comprising low level WC, wash hand basin and side panelled, radiator.

OUTSIDE On leaving the Sitting Room there is artificial lawn providing an area for seating, steps lead down to an additional artificial lawn which also provides ample space for seating and entertaining, there is also a metal shed which will remain. Steps lead down to the remainder of the garden which is predominantly laid to lawn and enclosed by timber fencing. There is a further patio area and wooden shed to the rear of the garden. There is access available to both sides of the property.

We have been made aware that the rear garden is on 2 separate title plans to the main house as additional land had been purchased.

## AGENTS NOTE

Tenure - Freehold

Council Tax Band - E

Property Type - Detached

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 1926 sq ft

Parking - Driveway

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Gas central heating.

Broadband - Ultrafast Full Fibre broadband is available

Mobile Signal/Coverage - Good

## VIEWINGS

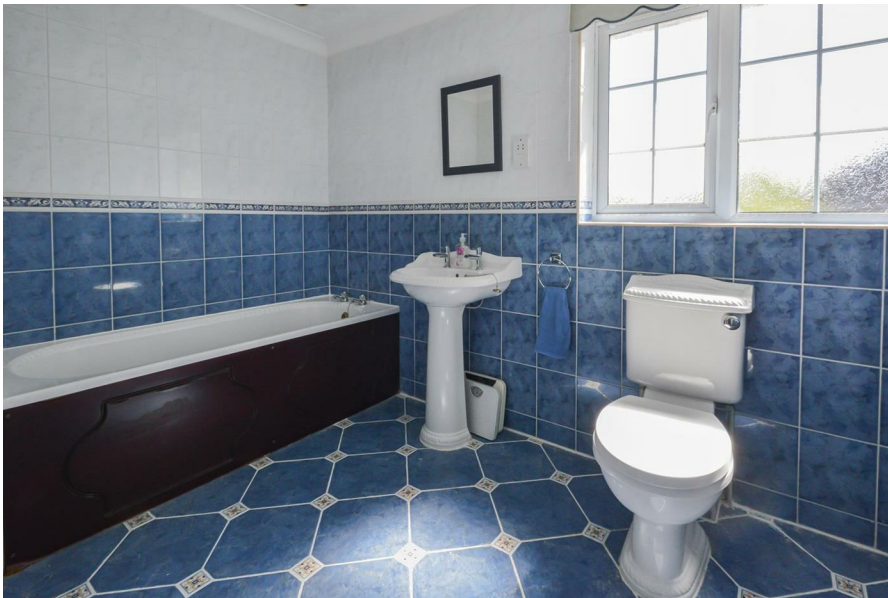
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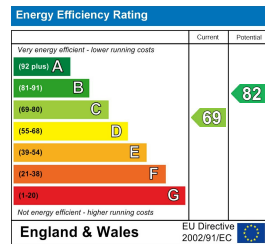
## SPECIAL NOTES

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.



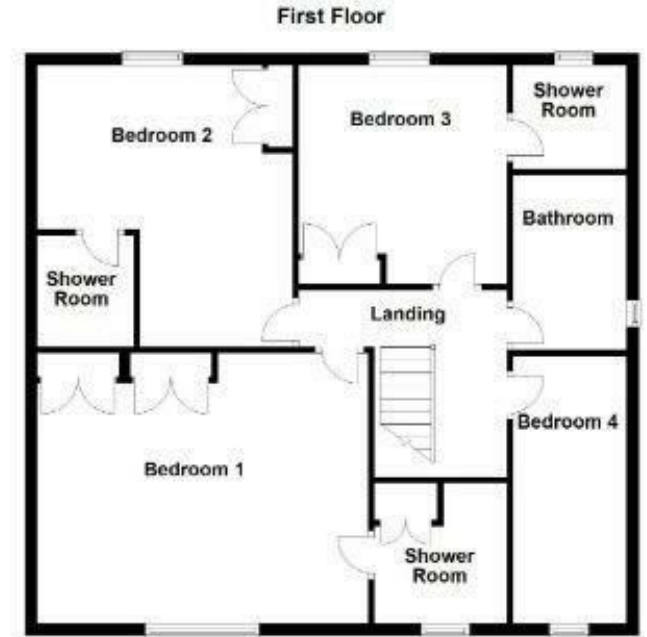
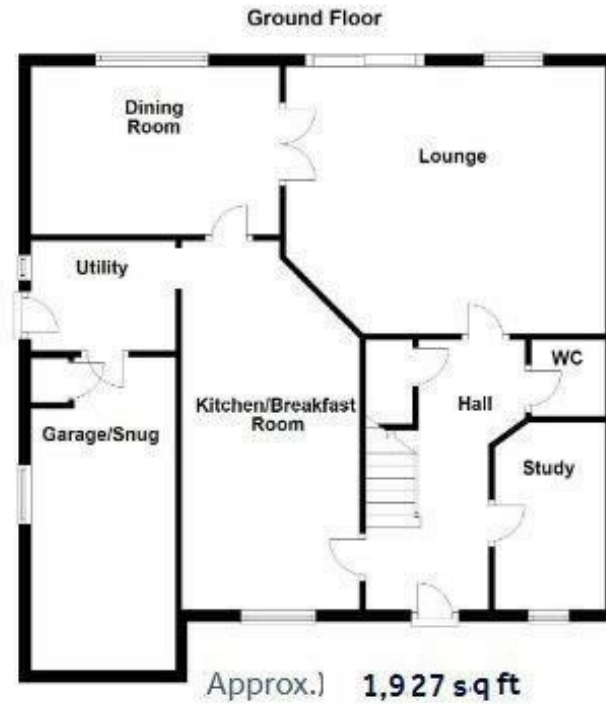


Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk



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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.