

DAVID
BURR



45 Castle Lane
Haverhill, Suffolk

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Haverhill, Suffolk CB9 9NG

Recently extensively renovated and thoughtfully arranged for modern family life, 45 Castle Lane is a surprisingly spacious four-bedroom detached home with plenty to offer. At its heart is a brand new generous open-plan kitchen and dining space, while the large living room provides a more relaxed place to retreat. Upstairs are four well-proportioned bedrooms, including a principal bedroom with bespoke fitted cabinetry, alongside a new fitted, large family bathroom.

Outside, there is a generous garden with plenty of space for entertaining, children or simply enjoying the outdoors, while ample off-road parking adds another practical advantage.

A smartly updated home with the space, flexibility and convenience to make an easy place to settle.



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Telephone 01787 277811
Email clare@davidburr.co.uk

PROPERTY INFORMATION

- Bedrooms: 4.
- Reception Rooms: 2.
- Bathrooms: 1.
- Single garage.
- Off-road parking for multiple vehicles.
- Services: Mains water, electricity. Gas-fired heating. Mains drains.
- EPC: Band C.
- Communication Services: Broadband. Yes. Speed up to 5000 download and up to 5000 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 <https://checker.ofcom.org.uk/>.

- Council Tax: Band D. £2,351.47 per annum.
- Local Authority: West Suffolk Council.

Agent's Note: The property has been extensively renovated to include a full rewire, full re-plumbing and new kitchen and bathroom.

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.

ABOUT THE AREA

Haverhill is one of the most convenient towns for access to Cambridge, London Stansted Airport (around 30 minutes' drive) and the M11 corridor. There is a mainline rail station at Audley End, 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, 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.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (19 miles)

Cambridge (17 miles)

Newmarket (14 miles)

Pubs and Restaurants

Baltic Amber Restaurant and Bar

The Flying Shuttle

Tiger Fusion

Ceo's Mediterranean Restuarant

The White Horse, Withersfield

The Three Horseshoes, Kedington

Schooling

The New Cangle Community Primary School

St Felix RCVA Primary School

Burton End Primary School

Castle Manor Academy

Samuel Ward Academy

Train Stations

Audley End (12 miles)

Cambridge (17 miles)

Bury St Edmunds (17 miles)

Sudbury (17 miles)

The logo for David Burr, featuring the name "DAVID BURR" in a serif font, with "DAVID" on the top line and "BURR" on the bottom line, enclosed in a dark square border.

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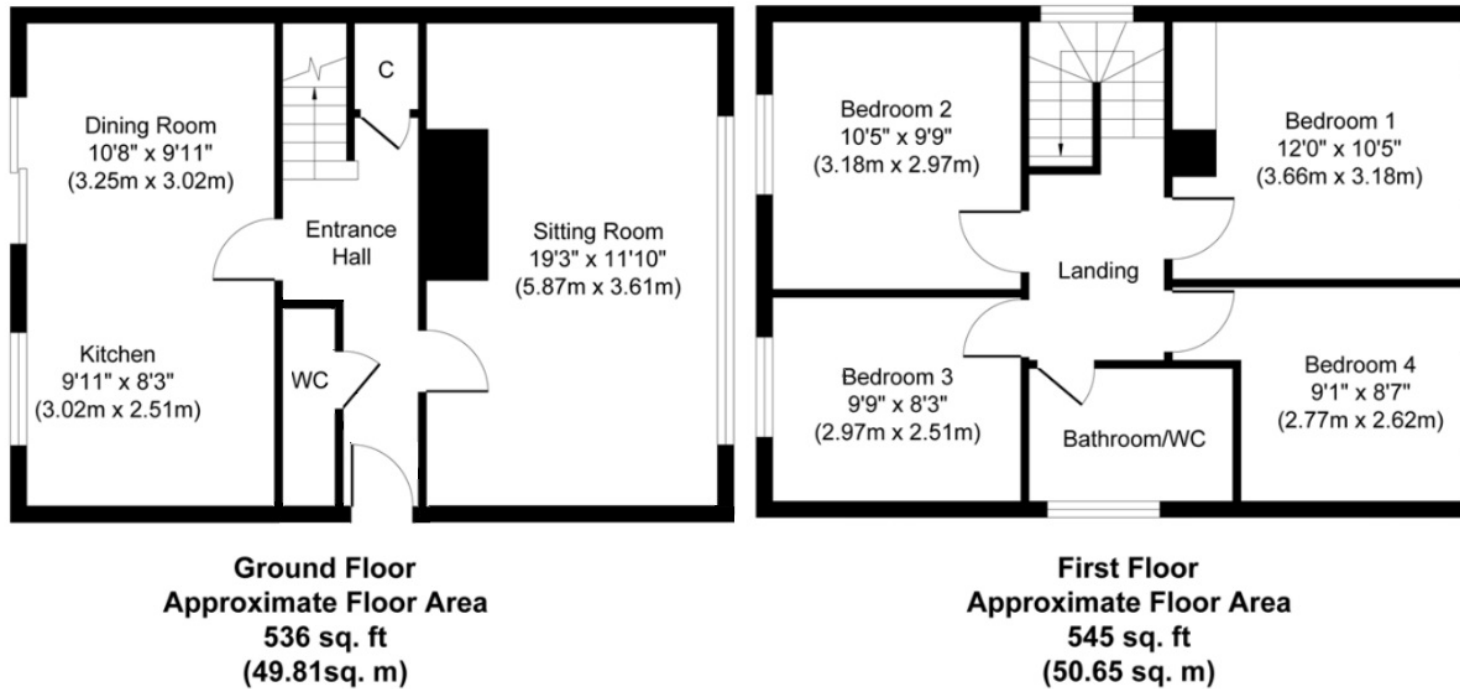
Email clare@davidburr.co.uk







FLOORPLAN





Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

Clare

01787 277811
clare@davidburr.co.uk

Long Melford

01787 883144
melford@davidburr.co.uk

London SW1

0207 839 0888
london@davidburr.co.uk

davidburr.co.uk