Strawberry Fields, Haverhill, CB9 9DR

CHEFFINS

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Haverhill,
CB9 9DR

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Guide Price £372,000

Offered for sale with no onward chain is a well presented four bedroom detached property situated on the Cambridge side of town benefitting from many fine features. The property offers a generous, un-overlooked rear garden, en-suite to master bedroom, garage and large driveway. (EPC Rating TBC)

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 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, 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.

GROUND FLOOR

ENTRANCE HALL
Stairs to first floor with understairs storage cupboard, doors to kitchen, living room, wc, open to dining room.

LIVING ROOM
Window to front, fireplace, radiator, French doors to rear garden.

DINING ROOM
Open to hallway, window to rear, radiator.

KITCHEN
Fitted with base and eye level units with worktop over, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, eye level oven, gas hob with extractor over, stainless steel sink with mixer tap, cupboard housing boiler, radiator, door to rear garden, window to rear.

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

FIRST FLOOR

LANDING
Doors to all rooms.

BEDROOM ONE
Window to rear, radiator, door to:

ENSUITE
Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, radiator, obscure window.

BEDROOM TWO
Window to front, radiator.

BEDROOM THREE
Window to rear, radiator.

BEDROOM FOUR
Window to rear, radiator.

BATHROOM
Three piece suite comprising panelled bath with chrome attachments, low level wc, pedestal hand wash basin, radiator, obscure window, cupboard housing hot water cylinder.

OUTSIDE
A spacious, unoverlooked rear garden with immediate paved patio for seating and entertaining. The remainder of the garden is laid to lawn, with a brick surrounding and enclosed by hedging. The garden has a timber fence with a side access gate through to the front of the property.

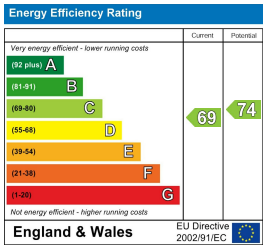
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS
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.

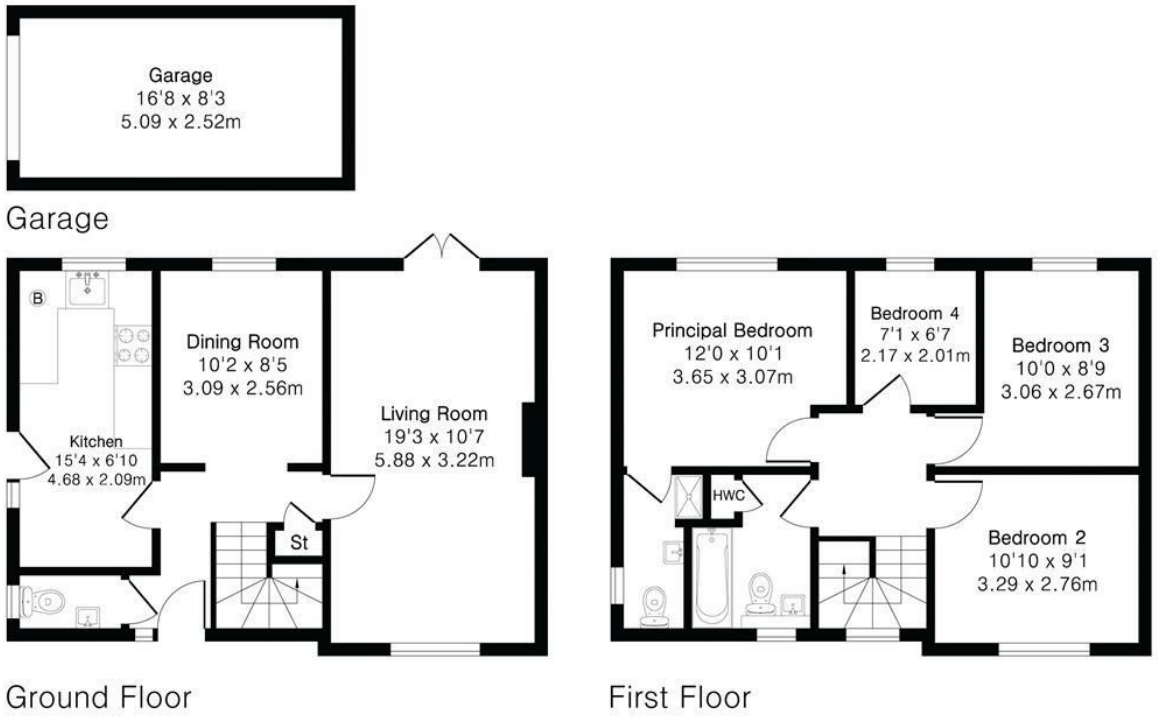
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Approximate Gross Internal Area 1004 sq ft - 94 sq m (Excluding Garage)

Ground Floor Area 502 sq ft – 47 sq m
First Floor Area 502 sq ft – 47 sq m
Garage Area 138 sq ft – 13 sq m



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Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

PINKPLAN

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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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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