



Brickfields Drive, Haverhill, CB9 9SJ

CHEFFINS

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Haverhill,
CB9 9SJ

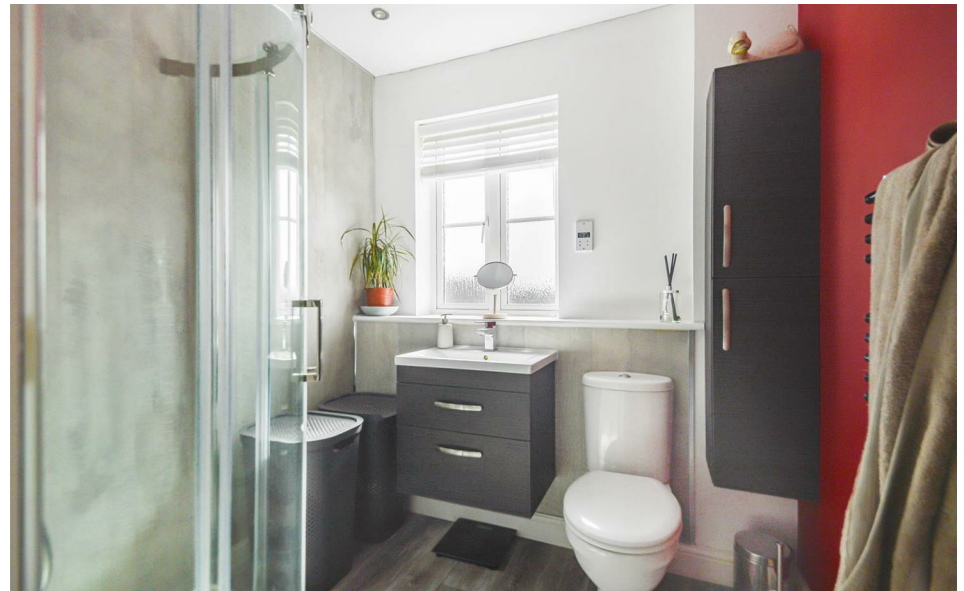
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Guide Price £375,000

- Ensuite to Master Bedroom
- Generous Living Room
- Dining Room
- Utility Room
- Single Garage and Driveway

Situated on the Cambridge side of Haverhill, this impressive detached house boasts a generous living space, making it an ideal family home. This property is a unique find on Brickfields Drive, due to the generous sized four bedrooms, reception rooms, and plot size. (EPC Rating C)





LOCATION

GROUND FLOOR

ENTRANCE HALL

Radiator, doors to:

LIVING ROOM

20'0 x 10'1
Window to front, radiator, French doors to garden.

DINING ROOM

11'0 x 9'1
Window to front, radiator.

KITCHEN

11'0 x 10'7
Fitted with base and eye level units with worktop over, stainless steel sink, electric oven, five ring gas hob with extractor over, integrated dishwasher, space for fridge/freezer, window to rear, open to:

UTILITY AREA

Plumbing for washing machine, space for fridge/freezer, door to rear garden.

WC

Two piece suite comprising low level wc, hand wash basin, heated towel rail, obscure window.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

14'1 x 5'0
Window to front, radiator, fitted wardobes.

ENSUITE

Fitted three piece suite comprising shower enclosure, vanity hand wash basin, low level wc, heated towel rail, obscure window.

BEDROOM TWO

16'6 x 9'4
Two windows to front, radiator.

BEDROOM THREE

10'6 x 8'1
Window to rear, radiator.

BEDROOM FOUR

8'0 x 6'7
Window to rear, radiator.

BATHROOM

Fitted three piece suite comprising shower enclosure, vanity hand wash basin, low level wc, heated towel rail, obscure window.

OUTSIDE

Immediate patio area for seating and entertaining, with steps leading down to the remainder of the garden which is laid lawn. Enclosed by timber fencing with summer house to the far side. Personal door into the garage.

GARAGE AND DRIVEWAY

Single garage with up and over door, personal door into garden. Driveway to front for one vehicle.

AGENTS NOTE

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

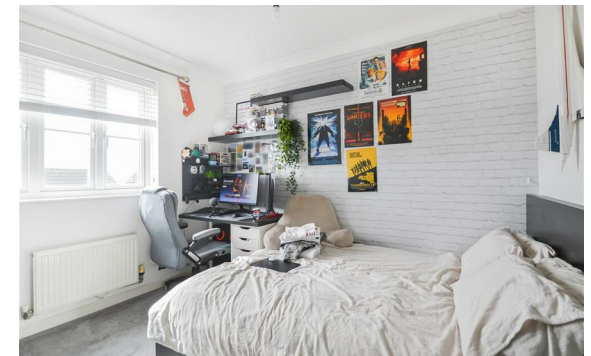
Special Notes:

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.

VIEWINGS By appointment through the Agents.

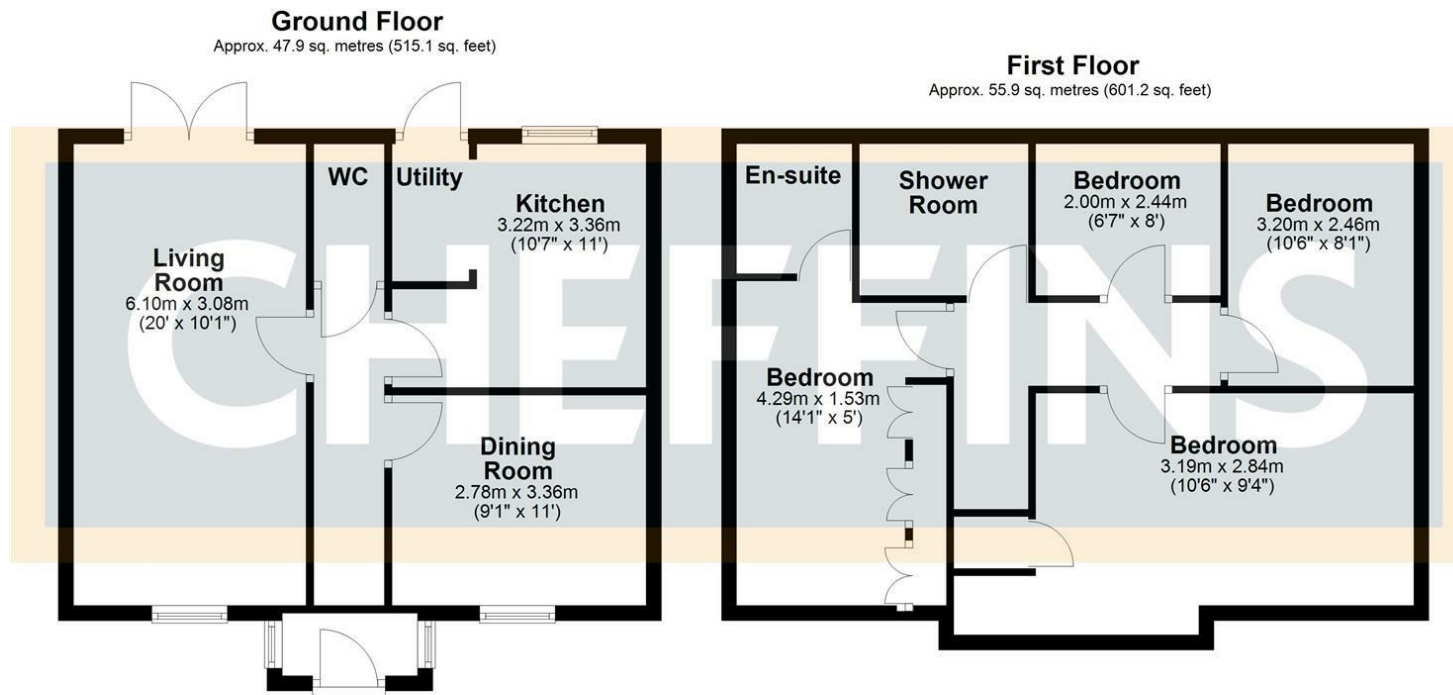




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £375,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk



Total area: approx. 103.7 sq. metres (1116.2 sq. feet)

[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: 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.

