



**The Gables, Haverhill, CB9 7XG**

**CHEFFINS**

## The Gables

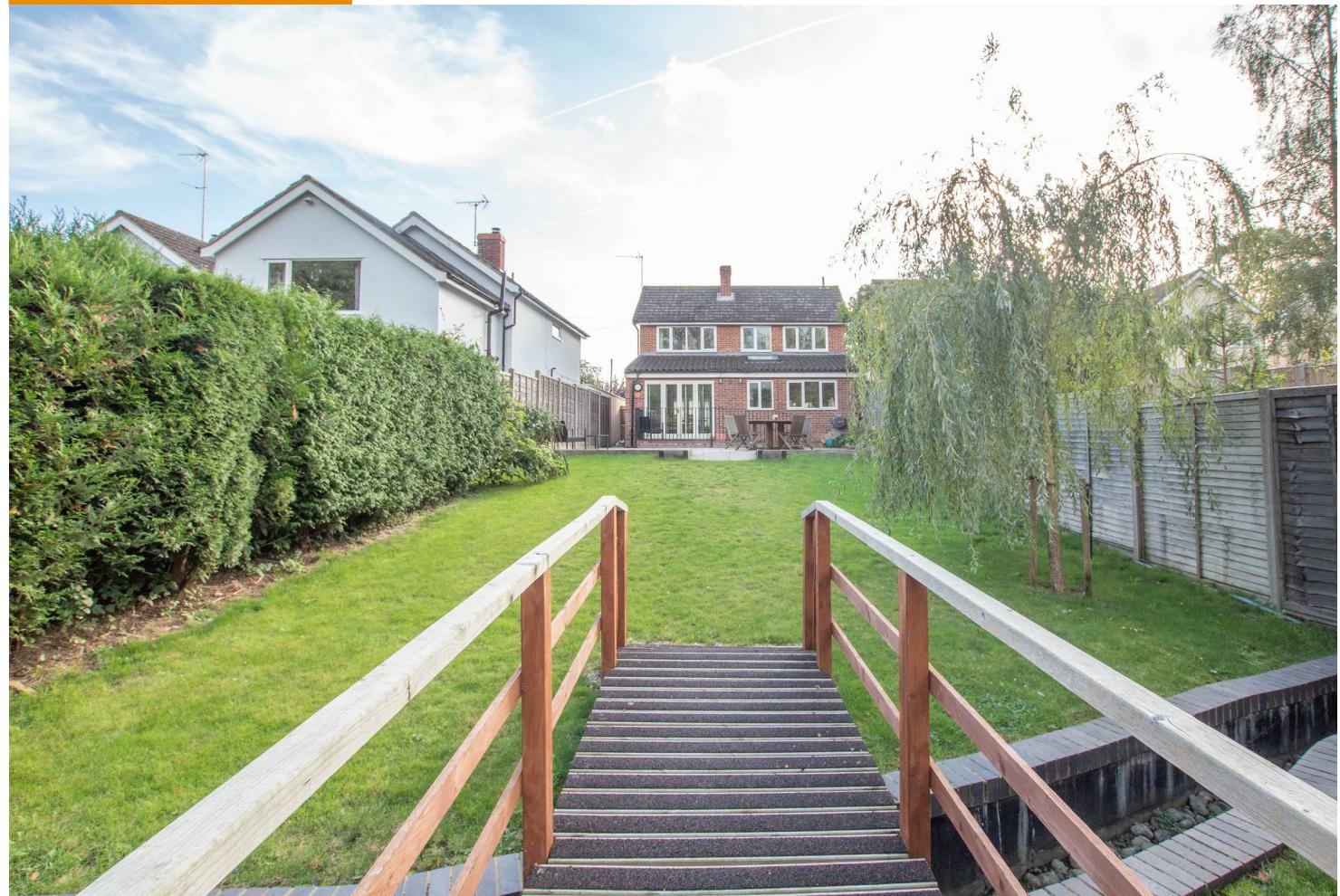
Sturmer, Haverhill,  
CB9 7XG

- Large Rear Gardens
- Village Location
- Large Rear Extension
- Potential For Further Extension STP
- Essex Schools Catchment
- Gas Central Heating
- Garage With Electric Doors
- Four Bedrooms

An extended four bedroom detached property situated in the attractive Essex village of Sturmer. The property offers generous and versatile living accommodation, wonderful rear garden and driveway providing off road parking for several vehicles. (EPC Rating C)

 4  1  2

**Guide Price £400,000**





## LOCATION

Sturmer is a popular and unspoilt village which lies on the Essex and Suffolk borders approximately 1.5 miles south east of Haverhill and 20 miles from Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.

Entrance Porch  
uPVC double glazed door to side, inner doorway, space and plumbing for appliances to be used as a utility area.

Study  
Window to front, storage cupboard, radiator, book shelving, radiator.

Wet Room  
Three piece suite comprising low level WC, vanity wash hand basin, large shower with glass screen, tiled walls, radiator, inset spotlights, extractor fan.

Lounge  
Dual aspect room with double doors opening into kitchen, window to front, red brick fire place with gas fire, radiator.

Inner Hallway  
Two storage cupboards, door into:

Kitchen/Dining Room  
Impressive room with a wealth of light from sky lighting, doors opening onto large patio, two windows to

rear. Range of matching wall and base units with worksurfaces over, integral dishwasher, sink with mixer taps, range oven, radiator, tiled splashbacks.

Landing  
Loft access, window to front.

Bedroom One  
Window to front, radiator.

Bedroom Two  
Window to rear, radiator, fitted bedroom furniture.

Bedroom Three  
Window to rear, radiator.

Bedroom Four  
Window to front, radiator.

Bathroom  
Suite comprising pedestal wash hand basin, pedestal sink, tiled splashbacks, window to front, radiator.

WC  
Low level WC, window to side.

#### Outside:

Front: Driveway with parking for up to four cars, Privacy from walled driveway, side gated access.

Garage: Electric doors, power and light connected.

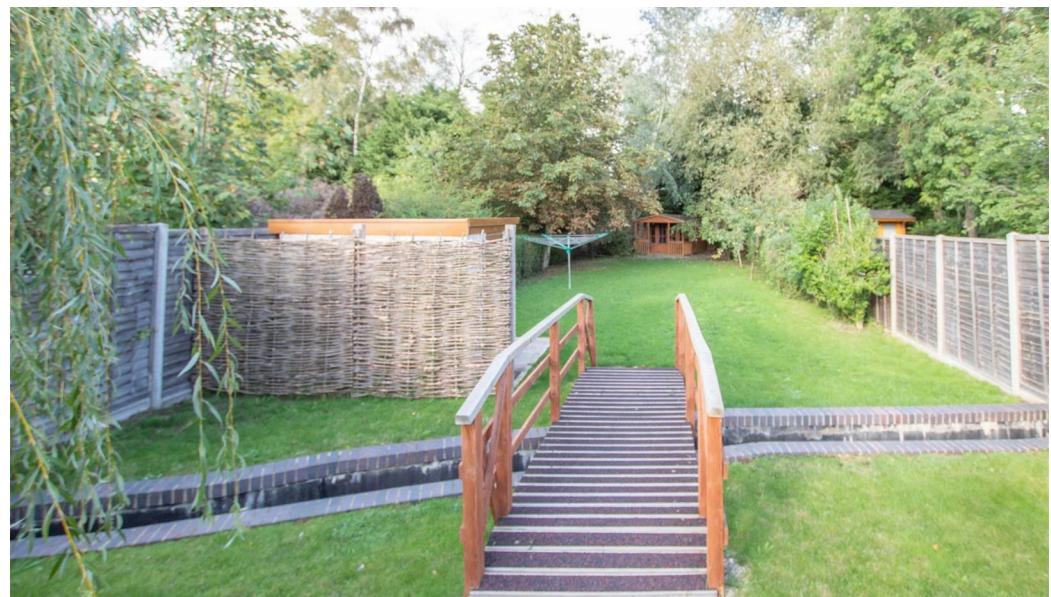
Rear: The property has a generous rear garden which is a notable feature. On leaving the Kitchen/Dining Room there is a generous raised Indian sandstone paved patio area overlooking the garden, this provides an area for seating and entertaining. The garden is predominantly laid to lawn with a beautiful arched bridge. To the rear of the garden is a beautiful secluded area with a summer house.

**MATERIAL INFORMATION** Tenure – Freehold  
Council Tax Band D

#### SPECIAL NOTES

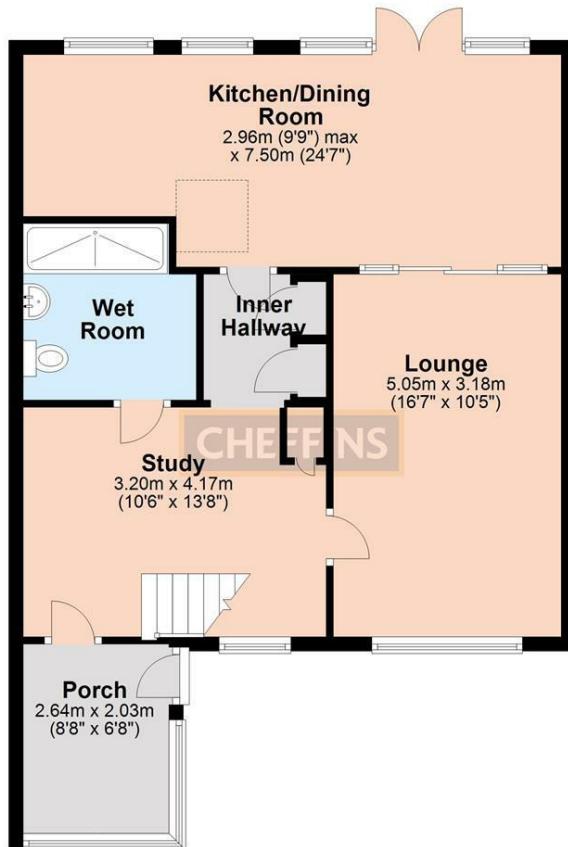
1. None of the fixtures and fittings are included in the sale unless







## Ground Floor



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

## First Floor



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.