



Malin Close, Haverhill, CB9 0LY



# Malin Close

Haverhill,  
CB9 0LY

 3
  1
  3

**Offers In Excess Of £385,000**

- Cul-De-Sac Location
- Converted Garage to Office/Hobby Room
- Three Bedrooms
- Solar Panels
- Kitchen/Diner
- Un-Overlooked Rear Garden
- Utility Room
- Freehold
- EPC Rating TBC

A wonderfully presented, three bedroom detached bungalow situated on the popular Wilsey development. Offering three generous bedrooms, converted garage into office/hobby room, utility room, modern fitted kitchen, wonderful south facing rear garden and solar panels. (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 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.

## ENTRANCE HALL

Electric heater, door to airing cupboard, doors to:

## SHOWER ROOM

Three piece suite comprising shower enclosure, twin pedestal basins, low level wc, heated towel rail, obscure window.

## BEDROOM ONE

Fitted wardrobes, electric panel heater, window to rear.

## BEDROOM TWO

Electric panel heater, window to front.

## BEDROOM THREE

Electric panel heater, window to front.

## SITTING ROOM

French doors to garden, electric panel heater, door to:

## DINING ROOM

Bay window, electric panel heater, open plan to:

## KITCHEN

Fitted with base and eye level units with worktop over, integrated fridge/freezer, integrated dishwasher, electric oven with four ring ceramic hob with extractor over, window, door to:

## UTILITY ROOM

Fitted cupboards with overhead storage, space and plumbing for washing machine, door to front, open plan to:

## GARDEN ROOM

Dual aspect windows overlooking garden, door to garden, electric panel heater.

## CRAFT ROOM/OFFICE

Formally garage converted into an office/craft room, with power and lighting connected. Dual aspect windows, French doors to rear garden.

## GARDEN

## PARKING

Driveway for off-road parking for two vehicles.

## AGENTS NOTE

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

The vendor has confirmed the property has solar panels fitted which are owned outright and electric panel heaters in the property.

## VIEWINGS

By appointment through the Agents.

## SPECIAL NOTES

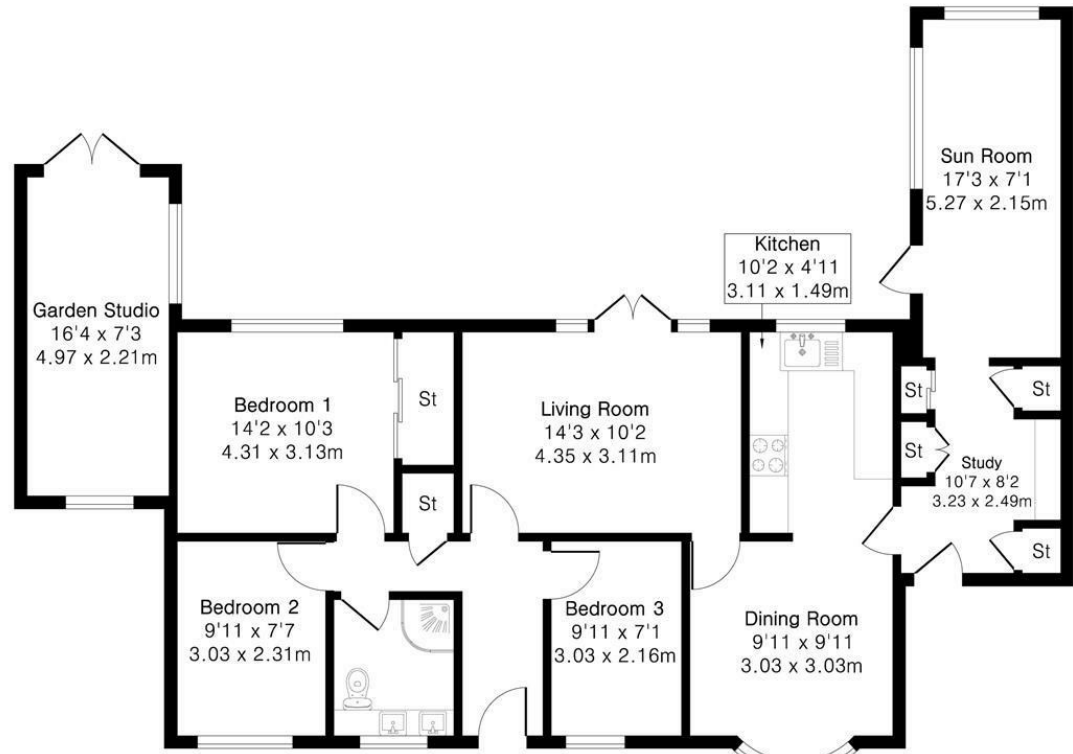
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. 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 1101 sq ft - 102 sq m



Ground Floor

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



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.



Offers In Excess Of £385,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - West Suffolk

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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk



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.