



Rockall Close, Haverhill, CB9 0LU

CHEFFINS

Rockall Close

Haverhill,
CB9 0LU

Positioned in a quiet and secluded cul-de-sac on the popular Wilsey development is a four bedroom detached property benefitting from a generous rear garden, spacious ground floor accommodation and driveway providing off road parking for two vehicles. (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, gymnasium, 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.

4 1 2

£350,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, doors to study, wc and living room.

STUDY/RECEPTION ROOM

Window to front, radiator.

WC

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

LIVING ROOM

Window to front, sliding doors to rear garden, feature fireplace, radiator, door to kitchen.

KITCHEN

Fitted base and eye level units with worktop over and breakfast bar, double eye level oven, 4 ring hob, ceramic sink with mixer tap, space and plumbing for washing machine, space for fridge/freezer, understairs storage cupboard, radiator, window to rear, door to rear garden.

FIRST FLOOR

LANDING

Storage cupboard, doors to all rooms.

BEDROOM ONE

Window to front, radiator, fitted wardrobes.

BEDROOM TWO

Window to front, radiator, storage cupboard.

BEDROOM THREE

Window to rear, radiator.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Three piece suite comprising low level wc, pedestal hand wash basin, corner shower enclosure, extractor fan, heated towel rail, obscure window.

OUTSIDE

Immediate paved patio area for seating with a low brick wall bordering. Steps lead up to the remainder of the garden which is laid to lawn, with mature shrubs and trees, enclosed by timber fencing. Side access gate leads to the front of the property.

DRIVEWAY

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.

Viewings Strictly by appointment through the selling 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.

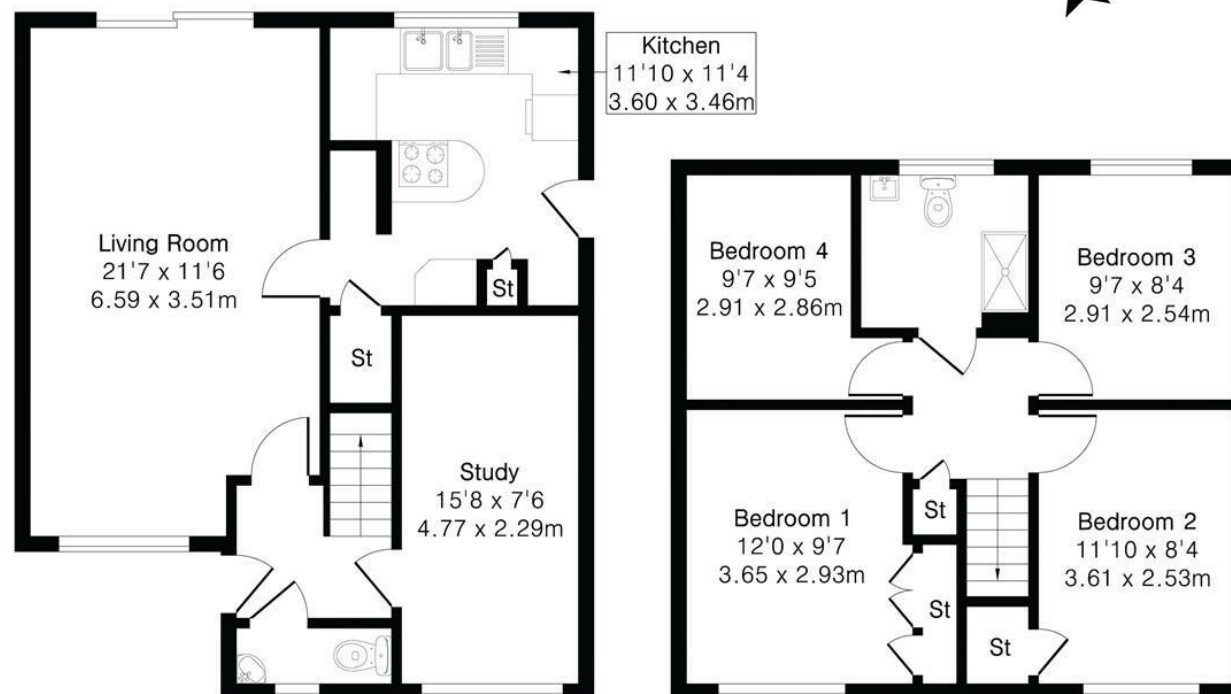
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Approximate Gross Internal Area 1099 sq ft - 102 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 504 sq ft – 47 sq m



Ground Floor

First 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		

£350,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk



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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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: 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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.



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