



Roberts Drive, Haverhill, CB9 7PU

**CHEFFINS**



## Roberts Drive

Haverhill,  
CB9 7PU

A beautifully presented and recently constructed four bedroom detached property, occupying a cul de sac position and benefiting from a stunning open plan kitchen/diner, two en suite shower rooms, garage and driveway. Viewing highly recommended (EPC Rating B)

### 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.

4 3 1

Guide Price £360,000





## GROUND FLOOR

### LIVING ROOM

A generous, light and airy room with window to front, radiator

### WC

Fitted with two piece suite comprising low level WC, wash hand basin, radiator and extractor fan.

### KITCHEN/DINER

A stunning room ideal for entertaining with French doors leading to the rear garden. The kitchen is fitted with a range of base and eye level units with work space over, sink with mixer tap, electric oven with four ring gas hob with extractor fan over. Space for fridge/freezer, wine cooler (negotiable), radiator and window. Door to-

### UTILITY ROOM

Fitted with eye level units, plumbing for washing machine and space for tumble drier, worktop over, window and radiator

## FIRST FLOOR

### BEDROOM TWO

Window, radiator, door to:

### EN SUITE

Fitted with a three piece suite comprising shower enclosure, low level WC, pedestal wash hand basin, extractor fan, radiator, obscure window.

### BEDROOM THREE

Window, radiator

### BEDROOM FOUR

Window, radiator

### BATHROOM

Fitted with a three piece suite, comprising panelled bath, low level WC, pedestal wash hand basin, extractor fan, radiator and obscure window.

## SECOND FLOOR

## BEDROOM ONE

A spacious master suite with dual aspect windows, radiator, door to:

### EN SUITE

Fitted with a three piece suite comprising shower enclosure, low level WC, pedestal wash hand basin, extractor fan, radiator, obscure window.

## OUTSIDE

The property has a rear garden which has been recently updated with with paved patio area. You reach the lower level with steps leading to artificial lawn. A side access gate leads to the garage and driveway.

## GARAGE & DRIVEWAY

Adjacent to the property is a single garage with up and over door and driveway.

## 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.

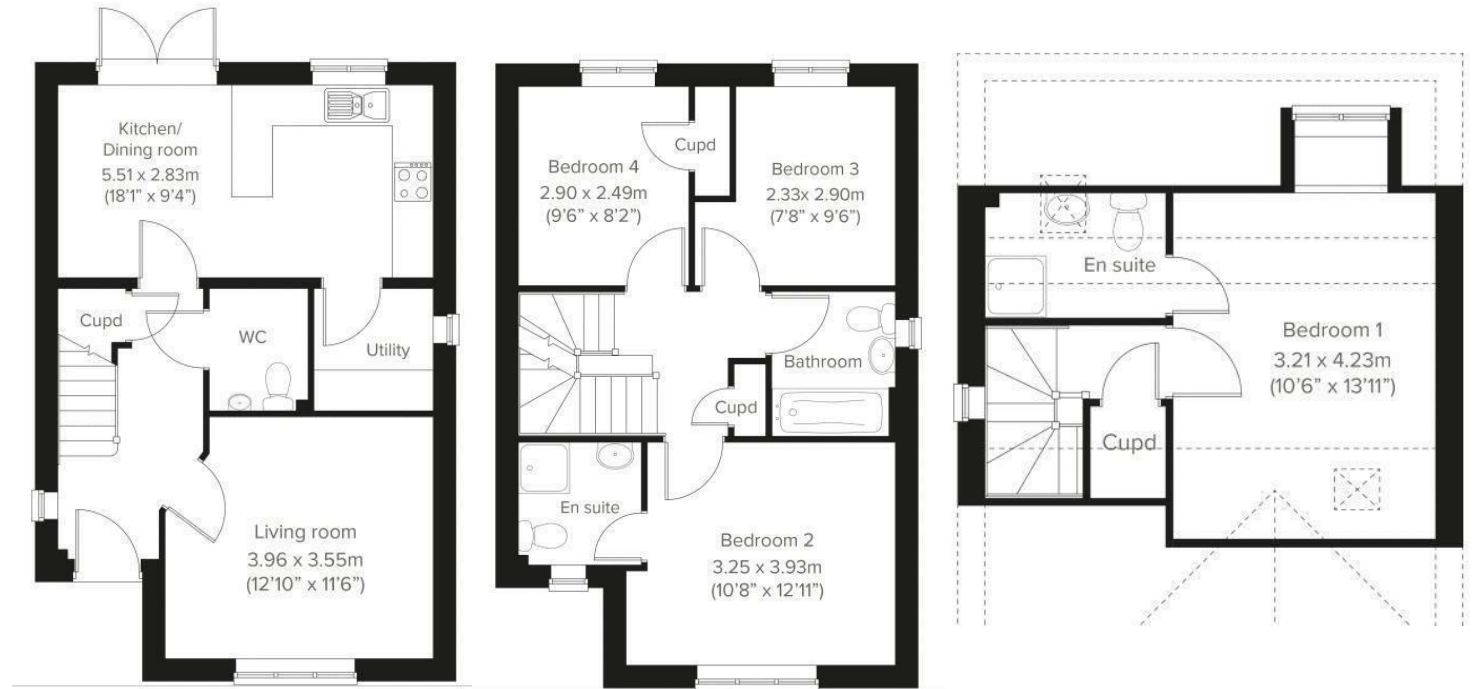
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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
Very energy efficient - lower running costs		
(92-100) 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	84	94
EU Directive 2002/91/EC		



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Tenure – Freehold

Council Tax Band –

Local Authority –

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.

