JAMIE WARNER

– ESTATE AGENTS –

63 Chapple Drive, Haverhill, CB9 0DU

Guide Price £279,950

- Three Bedrooms
- Modern Shower Room
- Popular Hales Barn Development
- Spacious Sitting/Dining Room
- Low Maintenance Gardens
- Gas Radiator Heating
- Attractive Kitchen
- Garage En BLoc
- Double Glazing

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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63 Chapple Drive, Haverhill CB9 0DU

This stunning three-bedroom semi-detached house is located in the sought-after Hales Barn Development. The property boasts a charming kitchen and a spacious sitting/dining room that opens up to a delightful low-maintenance garden. With a garage en bloc and the potential for off-road parking in the front garden, this property offers both convenience and style.

3 1 2 D

Council Tax Band: C

Haverhill

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, gymnasia, 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

Window to side, single radiator, wooden flooring, stairs to first floor, under-stairs storage cupboard, open plan to Kitchen, further storage cupboard, window to side.

Storage cupboard- formerly a downstairs WC. The plumbing is still in situ should a buyer want to restore it as WC, window to side.

Kitchen

9'0" x 8'7"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel with mixer tap, plumbing for washing machine and dishwasher, fitted eye level electric fan assisted double oven, built-in four ring ceramic hob with extractor hood, window to rear, wooden flooring, door to pantry.

Storage Cupboard/ Former WC

3'1" x 2'7"

Storage cupboard.

Sitting Room

14'2" x 10'8"

Window to front, radiator, wooden flooring, open plan to dining area.

Dining Area

12'5" x 7'10"

Radiator, wooden flooring, patio doors to rear garden.

Landing

Window to side, door to to built-in cupboard.

Bedroom 1

20'10" x 9'4"

Window to front, radiator, karndean flooring.

Bedroom 2

11'7" x 9'8"

Window to rear, radiator.

Bedroom 3

8'7" x 7'1"

Window to front, radiator, built-in cupboard

Shower Room

Fitted with a three piece suite comprising a double shower enclosure with fitted rainfall shower head and hand shower attachment, glass screen, wall mounted wash hand basin with mixer tap, low-level WC and heated towel rail, window to rear.

Outside

The rear garden boasts a split-level design, featuring a delightful paved patio

area right outside the house for relaxation and entertaining. Adorned with charming raised flower beds, the patio is complemented by steps leading up to a timber decking area. Covered by a timber pergola, the decking adds to the appeal. Additionally, a metal shed/workshop lies just beyond the decking. At the head of the garden, a gate provides access to the garage en bloc.
Moving on to the front garden, it is adorned with shingle and railway-style sleepers, with a pathway leading to the entrance door and further into the kitchen. A gate also grants access to the rear garden.
Notably, neighboring properties have creatively utilized the space by dropping the curb at the front and creating convenient off-road parking.

Garage En Bloc

A single garage lies to the rear of the property within the residents parking area.

Viewings

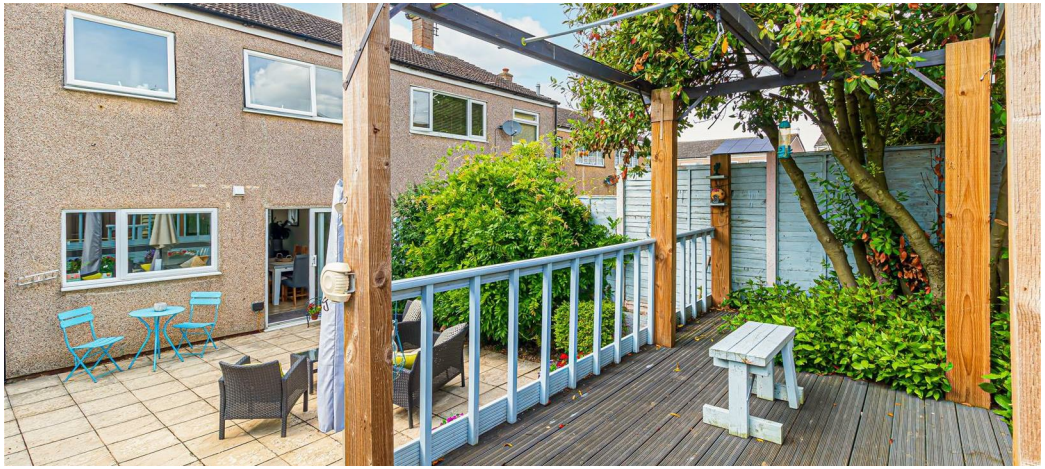
By appointment with the agents.

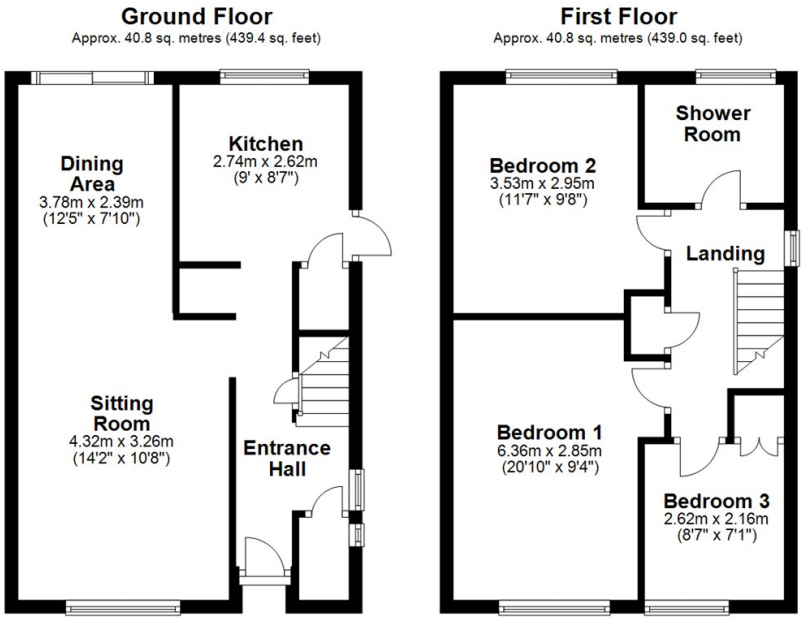
Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

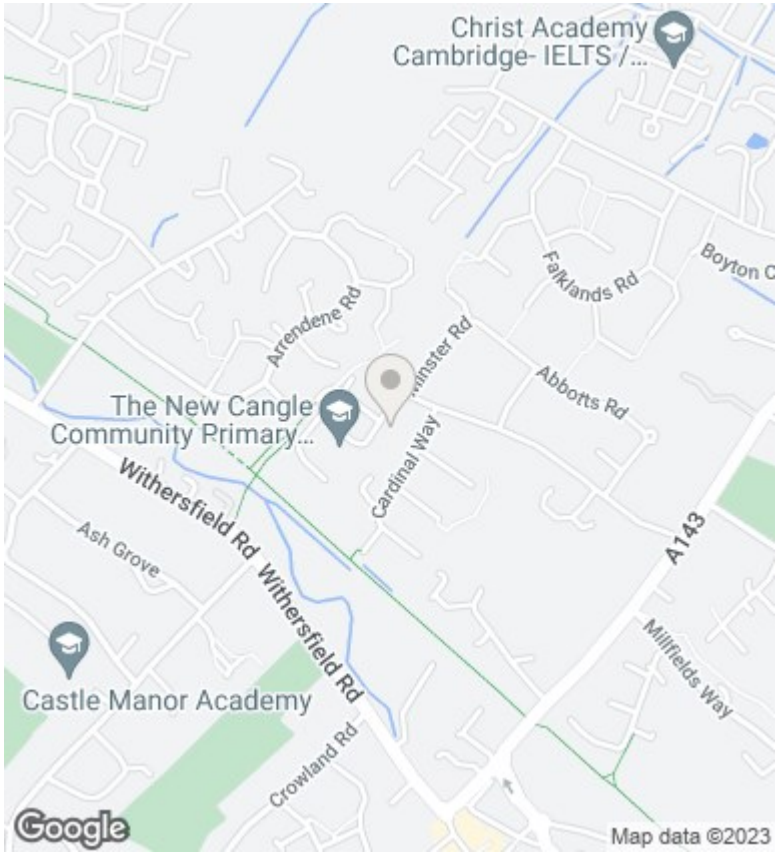
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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





Total area: approx. 81.6 sq. metres (878.4 sq. feet)



Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band C

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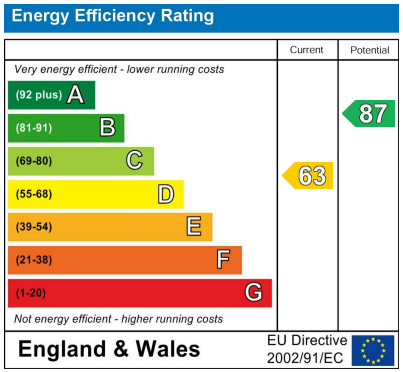

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