JAMIE WARNER
ESTATE AGENTS

43 Chapelwent Road, Haverhill, CB9 9SB

Guide Price £295,000

- Three / Four Bedrooms
- Landscaped Garden
- Sitting Room
- Gas Radiator Heating
- Spacious Kitchen / Dining Room
- Garage & Drive

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A well presented and spacious 3/4 bedroom town house nicely situated on the edge of the development enjoying pleasant views. The property benefits from an attractive and spacious kitchen/diner, lovely sitting room, en suite to the master bedroom, single garage and driveway.

3 2 2

Council Tax Band: C

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.

The property boasts versatile accommodation to include a large kitchen diner, a study/fourth bedroom, a ground floor cloakroom, a good sized sitting room, three bedrooms with an en-suite shower room to the master bedroom and a family bathroom.

Front Entrance
With a UPVC double glazed panelled front door leading into the entrance hallway. The entrance hallway benefits from Karndean flooring, a radiator, a smoke detector, pendant lighting and power points.

With stairs leading up to the first floor landing and with doors leading through to:

Kitchen/Diner 15' 6" (4.72m) x 12' 5" (3.78m)
With a UPVC double glazed window to rear aspect. A good sized kitchen diner with a modern matching range of eye level and base units, with tiling in between, laminate work tops and a one and a half bowl stainless steel sink with chrome mono mixer tap. Integrated appliances consist of a fridge/freezer, a dish washer and a washing machine. Included in the sale is the range cooker with an eight ring gas hob and with a chrome extractor hood above. With a wall mounted boiler, heating programmer, ceramic tiled flooring, ceiling spot lighting, radiator, telephone point, TV and power points.

With a UPVC double glazed panelled door leading out to the rear garden.

Study/ Bedroom Four 8' 3" (2.51m) x 8' 2" (2.48m)

With a UPVC double glazed window to front aspect. A spacious room benefitting from an under stairs storage cupboard, carpeted flooring, radiator, pendant lighting, telephone point, TV and power points.

Ground Floor Cloakroom
With a white suite comprising of a pedestal wash hand basin with chrome mono mixer tap and a low level WC. Extractor fan.

Stairs and First Floor Landing

With fully carpeted stairs leading up to the first floor landing. The landing benefits from a window to the side aspect, a storage cupboard housing the hot water tank, pendant lighting, carpeted flooring and radiator.

With doors leading through to:

Lounge 15' 6" (4.72m) x 12' 5" (3.79m)
With two UPVC double glazed doors to a Juliet balcony. Benefitting from a feature fire place housing an electric fire with marble surround, carpeted flooring, two radiators, pendant lighting, TV and power points.

Bedroom Three 12' 5" (3.79m) x 8' 10" (2.7m)
With two UPVC double glazed windows to front aspect. A spacious double bedroom with carpeted flooring, radiator and power points.

Stairs and Second Floor Landing

With fully carpeted stairs leading up to the second floor landing. The landing benefits from a window to the side aspect and carpeted flooring.

With doors leading through to:

Master Bedroom 10' 12" (3.35m) x 10' 4" (3.16

With two UPVC double glazed windows to rear aspect. A spacious double bedroom benefitting from a built in double wardrobe, carpeted flooring, two radiators, pendant lighting, TV and power points.

With a door leading through to:

En-Suite Shower Room

A modern and white suite comprising of a large shower cubicle with thermostatic shower and bi-fold glass doors, a pedestal wash hand basin with chrome mono mixer tap and a low level WC. Fully tiled walls, vinyl flooring, ceiling spot lighting, shaver socket, radiator and an extractor fan.

Bedroom Two 12' 5" (3.79m) x 9' 0" (2.75m)

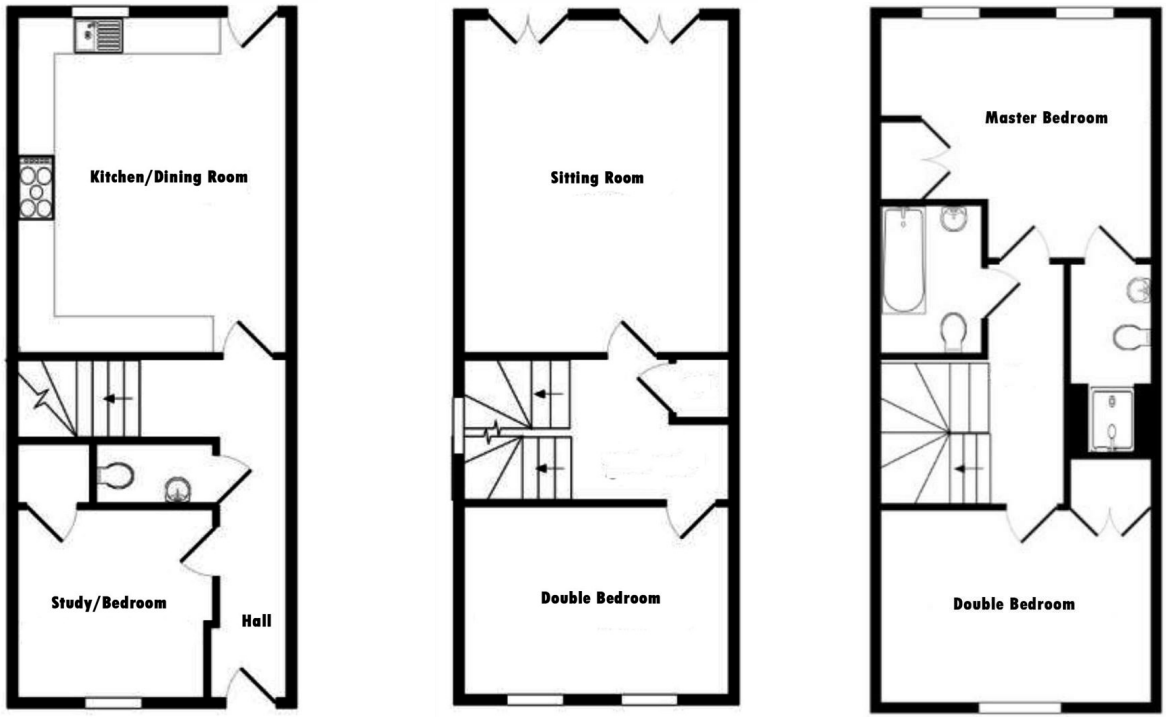
With a UPVC double glazed window to front aspect. A spacious double bedroom benefitting from a built in double wardrobe, carpeted flooring, radiator, pendant lighting, TV and power points.

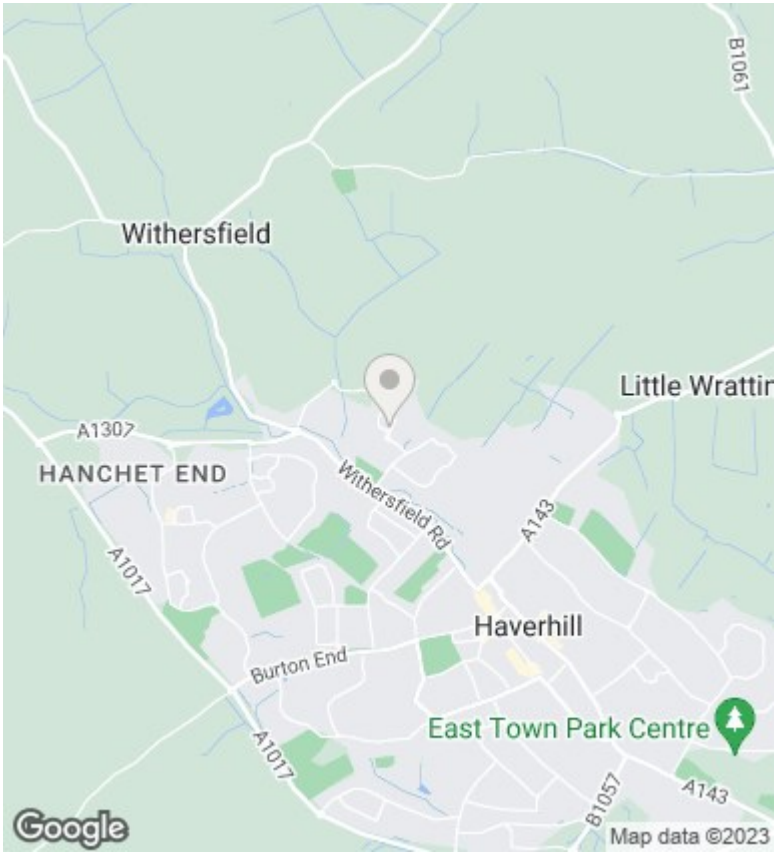
Family Bathroom

A modern white suite comprising of a panelled bath with a chrome mono mixer tap and a thermostatic shower above, a pedestal wash hand basin with chrome mono mixer tap and a low level WC. Fully tiled walls, vinyl flooring, shaver socket, radiator and an extractor fan.

Outside Space

To the front of the property is a small garden area with an array of shrubs and bushes. Gated access leads to the fully enclosed rear garden which benefits from a paved patio seating area and steps leading to a shingled pathway bordered by established plants and shrubs. The garden is enclosed by timber fencing. The gated access leads to a single garage and drive.

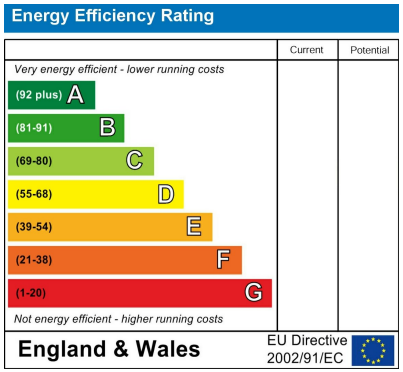




Viewings

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

Council Tax Band



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