

Rockall Close, Haverhill, CB9 0LU

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Haverhill,
CB9 0LU

4 | 1 | 2

£350,000



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, 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.








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.

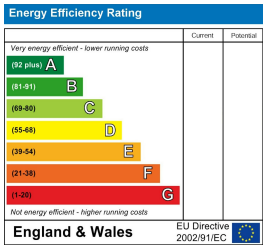
SPECIAL NOTES - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







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Tenure - Freehold

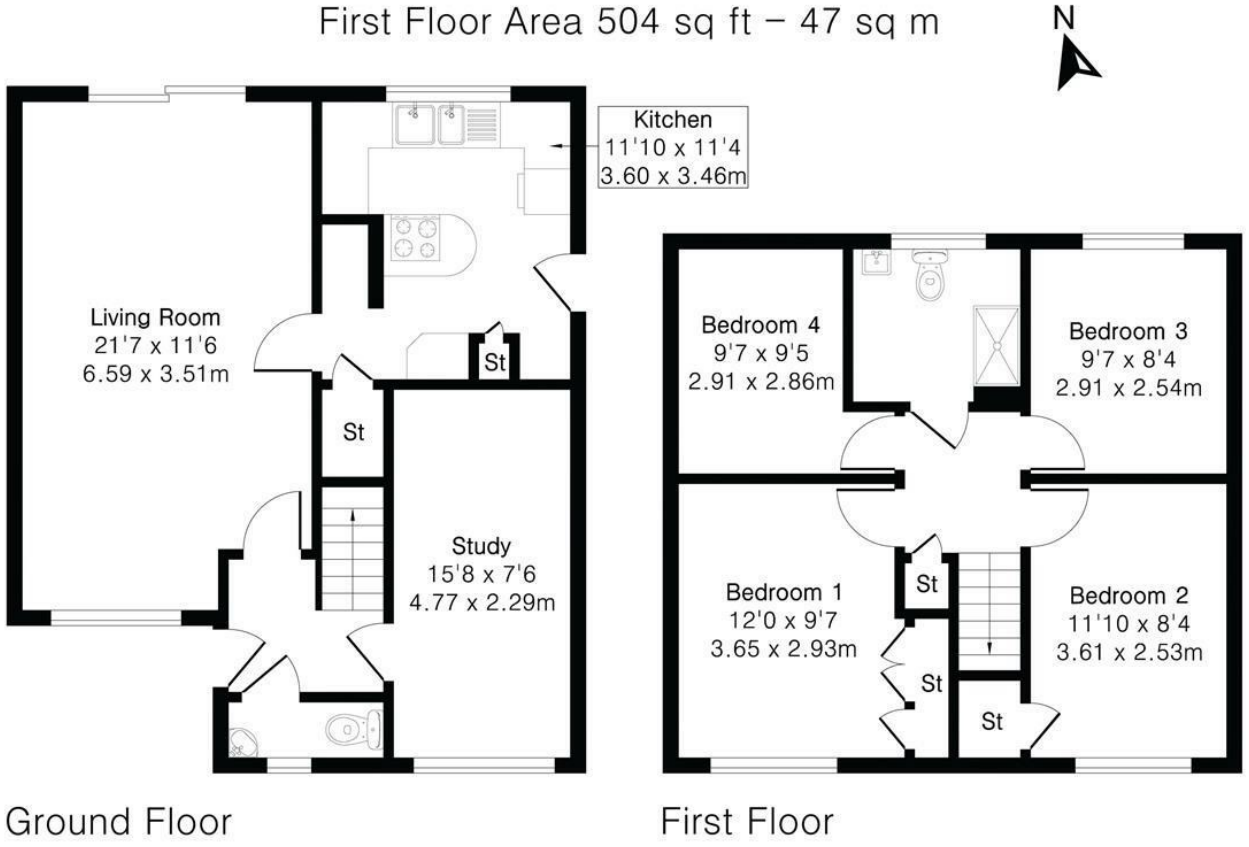
Council Tax Band - D

Local Authority - West Suffolk

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



PINKPLAN

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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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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