



**10 Blenheim Close
Haverhill, Suffolk**

**DAVID
BURR**



10 Blenheim Close, Haverhill, Suffolk CB9 0AD

Haverhill 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. 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.

A substantial, heavily extended and beautifully presented four bedroom detached house situated within a quiet and sought after road within this large Suffolk town offering a range of amenities. The property enjoys off-road parking, garage and generous gardens, ideally suited for a family.

A substantial four bedroom detached house with off-road parking, garage and gardens.

Entrance into:

HALLWAY: A spacious hallway with an immediate area of tiled flooring leading onto wood flooring with staircase leading to the first floor, storage cupboard beneath and rooms off:

SITTING ROOM: A generous reception room with outlook to the front aspect featuring a stone fireplace with log burning stove inset.

KITCHEN: Forming part of an open-plan space to the rear of the house, the kitchen is comprehensively fitted with a range of wall and base units under a granite worktop with stainless steel sink inset. Integrated appliances include a Belling range cooker, whilst there is space and plumbing for a dishwasher and fridge/freezer and washing machine. Breakfast bar. Tiled flooring and door to the rear. Opening through to:

DINING/FAMILY AREA: A spacious dining/family area with plenty of space for dining table and chairs and opening through to:

SUN ROOM: A later addition to the rear with Velux windows, outlook across the gardens and bi-fold doors to the terrace.

STUDY: Located just off the kitchen, currently utilised as a study but optional playroom or boot room with cupboards housing the water softener and hot water cylinder.

SHOWER ROOM: Comprising a tiled shower cubicle, pedestal sink unit, WC, heated towel rail and extensively tiled walls and floor.

First Floor

LANDING: A generous landing with airing cupboard, access to the roofspace, outlook to the front and rooms off:

MASTER BEDROOM: A substantial double bedroom with outlook to the front and an **En-Suite** comprising a shower cubicle, pedestal sink unit, WC, heated towel rail and extensively tiled walls and floor.

BEDROOM 2: A further double bedroom with outlook to the rear. En-Suite comprising a tiled shower cubicle, pedestal sink unit, WC, heated towel rail and extensively tiled walls and floor.

BEDROOM 3: Another generous double bedroom with outlook to the front.

BEDROOM 4: A further double bedroom with outlook to the rear.

FAMILY BATHROOM: Stylishly fitted with a panelled bath with shower over, WC, pedestal sink unit, heated towel rail and extensively tiled walls and floor.

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Outside

The property lies behind a low-level retaining wall with a driveway providing parking and turning for multiple vehicles, in turn leading to the **GARAGE** with electric roller shutter door with light and power connected and housing for the boiler. The front gardens are predominantly lawned with a range of mature deep flower beds and a mature tree. Gates lead through to the rear of the property with a generous paved dining terrace set adjacent a traditional lawn interspersed with mature trees, shrubs and borders, all enclosed with fencing.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A restriction is place with regard to the erection of buildings and/or structures. A covenant is in place with regard to the planting of trees/hedges and the maintenance thereof.

FLOOD RISK: None.

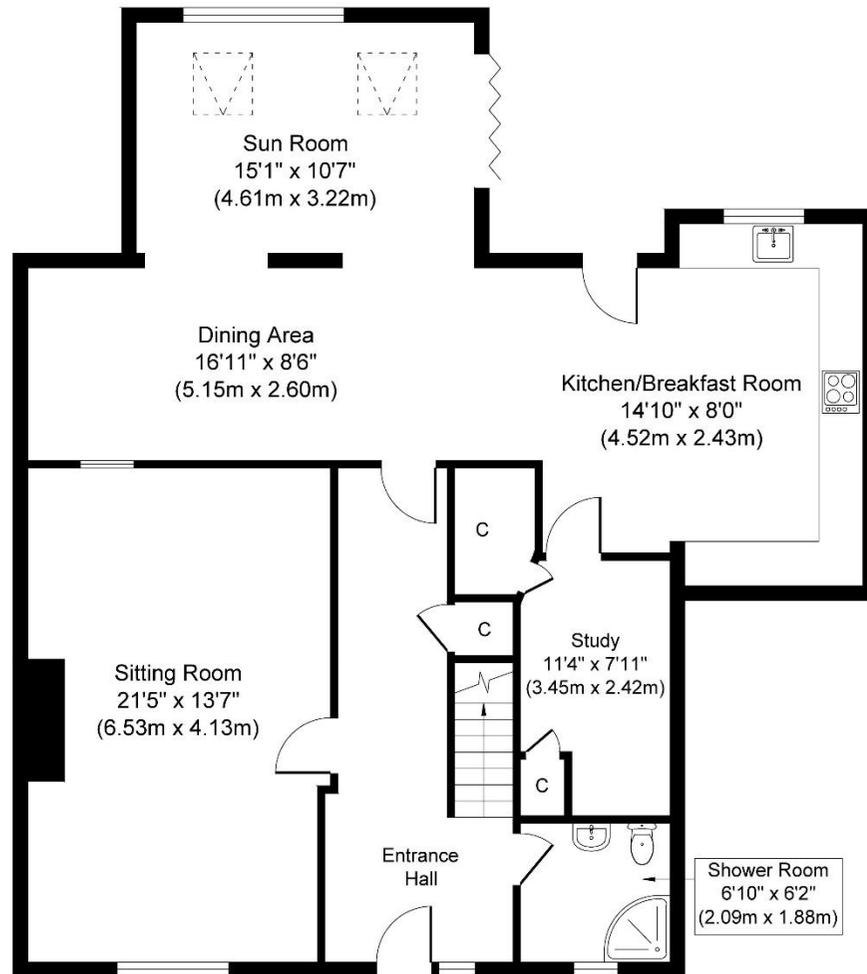
COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

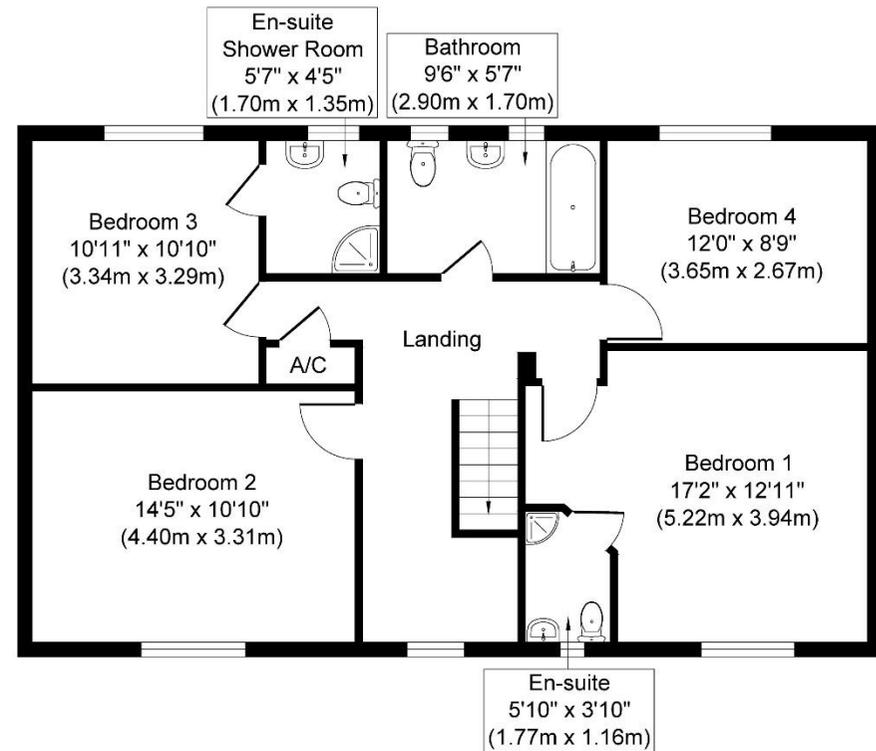
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,187 sq. ft
(110.28 sq. m)



First Floor
Approximate Floor Area
831 sq. ft
(77.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



