DAVID BURR



1 St. John Place

Haverhill, Suffolk

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Haverhill, Suffolk CB9 9GH

A thoughtfully designed three-bedroom semi-detached home, combining the ease of modern living with a considered specification. Set within easy reach of Haverhill's amenities, this is a home that offers a comfortable balance of practicality, efficiency, and contemporary style.

The accommodation extends over two floors, with well-proportioned living spaces suited to both everyday life and entertaining. The entrance hall leads through to the principal living areas, including a kitchen fitted with integrated appliances and a separate sitting room. Underfloor heating to the ground floor adds a welcome touch of comfort, while a ground-floor cloakroom completes the layout.

Upstairs, three bedrooms provide flexibility for family life, working from home or accommodating visiting guests. The principal bedroom benefits from its own en-suite shower room, complemented by a separate family bathroom.

Outside, the property enjoys a private garden, with a patio providing space for outdoor dining during the warmer months. Two allocated parking spaces and an electric vehicle charging point add further convenience. With its modern specification, manageable garden and practical layout, this is an appealing home for first-time buyers, young families or those looking for a straightforward move into a contemporary property.

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PROPERTY INFORMATION

- Bedrooms: 3.
- Reception Rooms: 1
- Bathrooms: 1.
- Allocated parking space, EV charging point.
- Services: Mains water, electricity. Air Source Heat Pump. Underfloor heating to the ground floor. Mains drains.
- Ten year builder's warranty
- Communication Services: Broadband. Yes. Speed up to 1000 mpbs download and up to 1000 mpbs upload. Telephone 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 https://checker.ofcom.org.uk/.

- Council Tax: Band TBC..
- Local Authority: West Suffolk Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

ABOUT THE AREA

Haverhill is one of the most convenient towns for access to Cambridge, London Stansted Airport (around 30 minutes' drive) and the M11 corridor. There is a mainline rail station at Audley End, 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.

USEFUL INFORMATION

Towns and Villages
Bury St Edmunds (19 miles)
Cambridge (17 miles)
Newmarket (14 miles)

Pubs and Restaurants
Baltic Amber Restaurant and Bar
The Flying Shuttle
Tiger Fusion
Ceo's Mediterranean Restuarant
The White Horse, Withersfield
The Three Horseshoes, Kedington

Schooling
The New Cangle Community Primary School
St Felix RCVA Primary School
Burton End Primary School
Castle Manor Academy
Samuel Ward Academy

Train Stations
Audley End (12 miles)
Cambridge (17 miles)
Bury St Edmunds (17 miles)
Sudbury (17 miles)

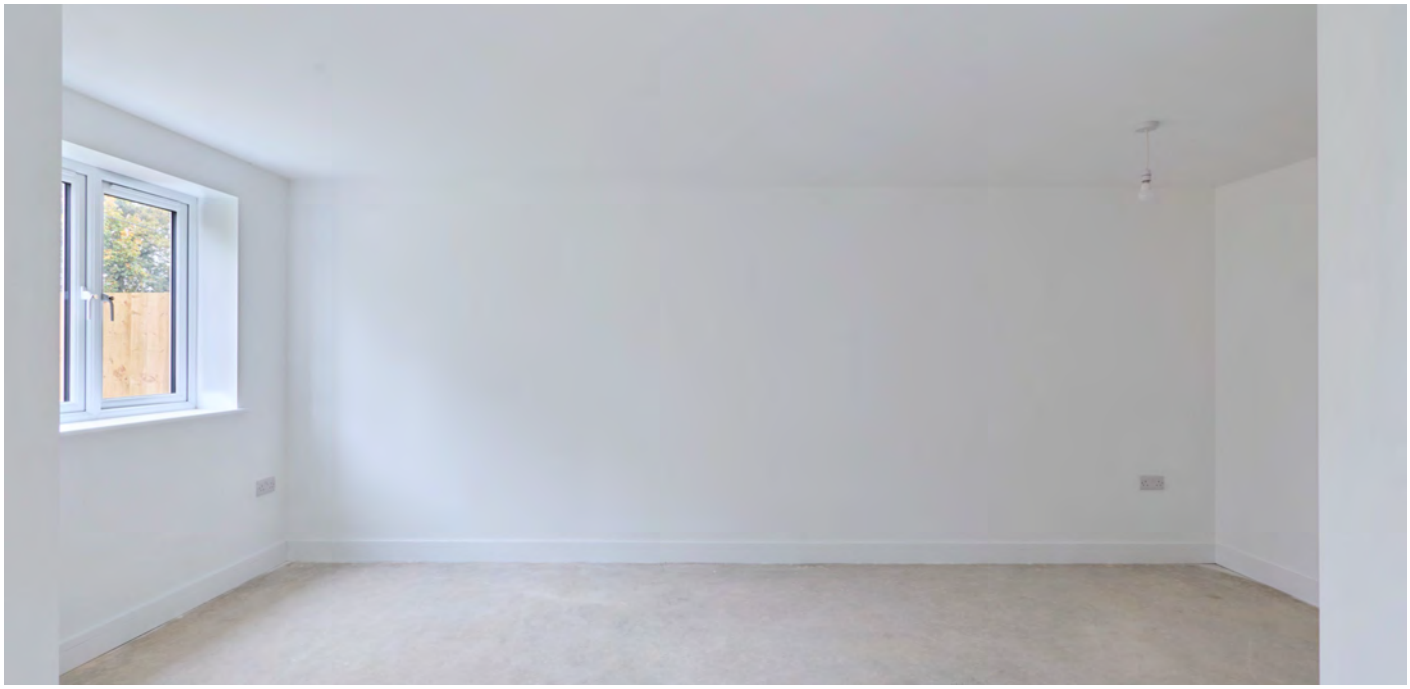
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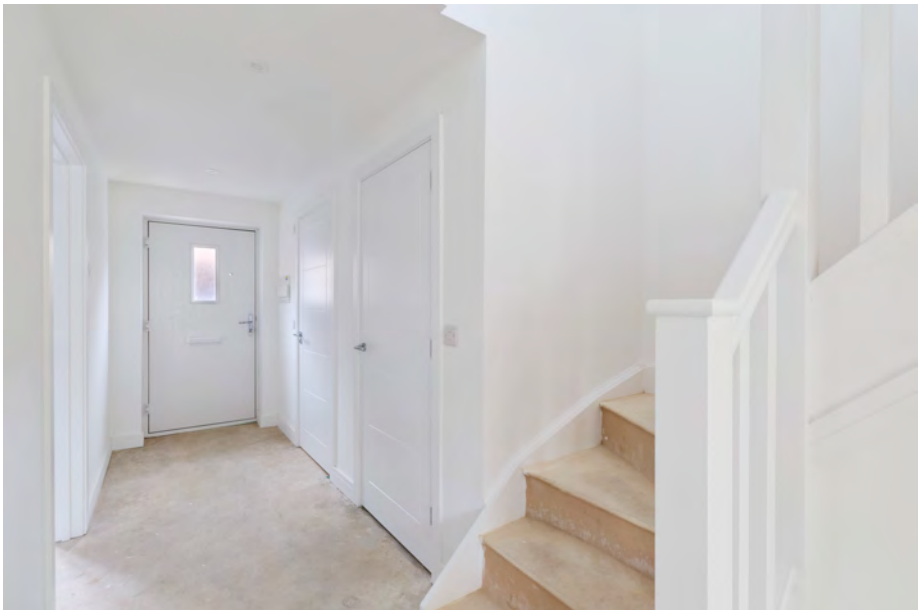


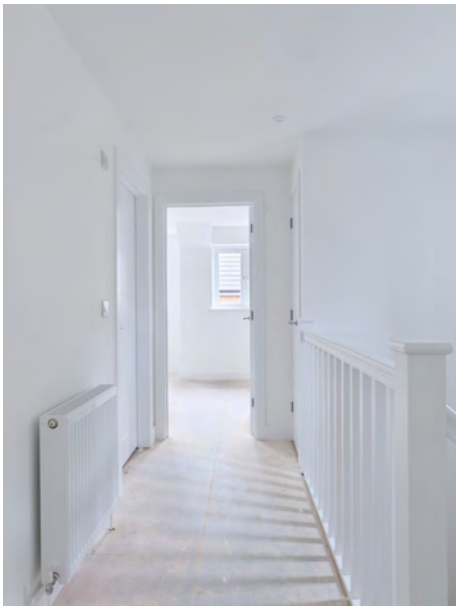


















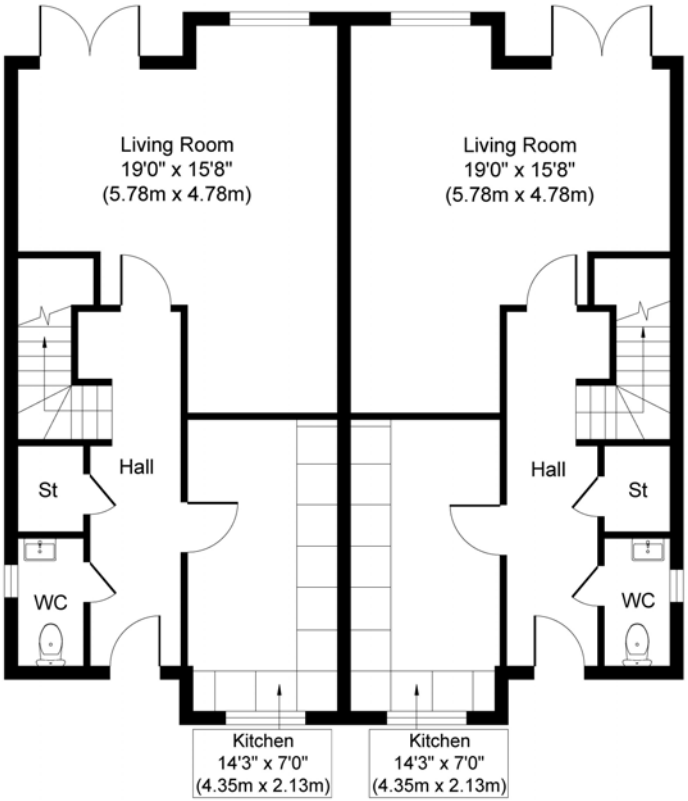




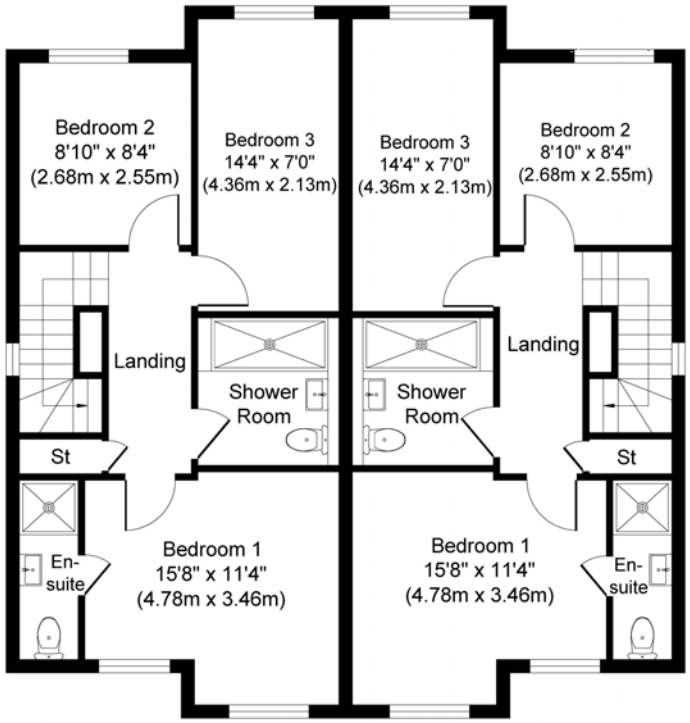

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FLOORPLAN



Ground Floor (Plot 1 to 4)
Approximate Floor Area
997 sq. ft
(92.63 sq. m)



First Floor (Plot 1 to 4)
Approximate Floor Area
997 sq. ft
(92.63 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.
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