DAVID BURR



3 St. John Place

Haverhill, Suffolk

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Haverhill, Suffolk CB9 9GH

A well-presented two-bedroom home offering contemporary, single-storey living, thoughtfully designed to make the most of its space and natural light. Set within a modern development in Haverhill, the property combines clean architectural lines with practical, low-maintenance accommodation, ideally suited to those seeking a comfortable and convenient rental home.

The heart of the property is an impressive open-plan kitchen and living space, positioned beneath a pitched roof with Velux windows that draw daylight into the room. The kitchen is fitted with contemporary cabinetry, wood-effect work surfaces and integrated cooking appliances, while the generous floor area allows ample room for both everyday living and dining.

The accommodation extends to two bedrooms, offering flexibility for a family. A modern bathroom completes the interior, appointed with a bath and shower screen, wash basin and WC, with neutral tiling and clean, understated finishes throughout.

Outside, the property benefits from a private, enclosed courtyard garden, finished with gravel and a paved seating area. It offers a manageable outdoor space for morning coffee or a little fresh air, without the demands of a larger garden. Covered parking is also available beneath the building, providing welcome practicality whatever the weather. Situated in Haverhill, the property is conveniently placed for the town's shops, cafés, supermarkets and everyday amenities, with road links towards Cambridge, Bury St Edmunds and the surrounding Suffolk and Essex countryside.

A contemporary, low-maintenance home with versatile accommodation, an open-plan living space and private outdoor area, offering an appealing rental opportunity in Haverhill.

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PROPERTY INFORMATION

- Bedrooms: 2
- Reception Rooms: 1
- Bathrooms: 1.
- Allocated parking space, EV charging point.
- Services: Mains water, electricity. Air Source Heat Pump. Underfloor heating to the Utility Room and Cloakroom 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.

TENURE: To Let. TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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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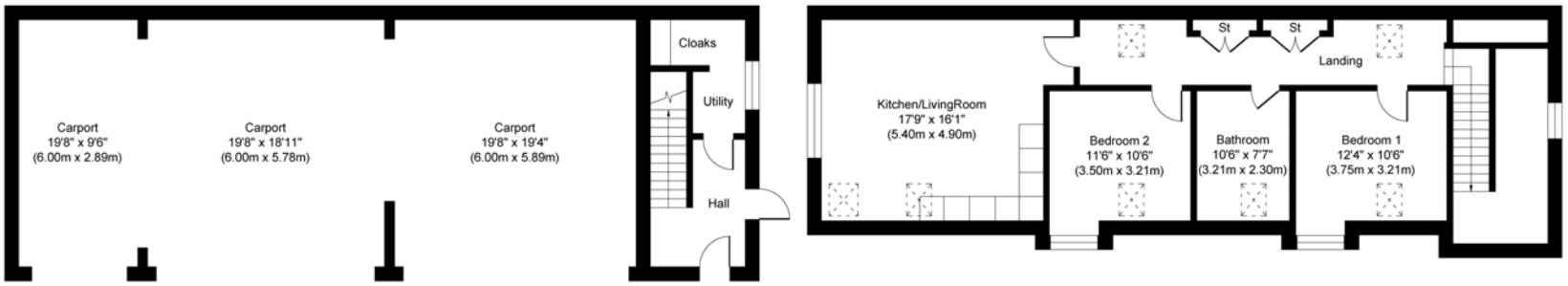





SAMSUNG



FLOORPLAN



Ground Floor (Plot 5)
Approximate Floor Area
149 sq. ft
(13.84 sq. m)

First Floor (Plot 5)
Approximate Floor Area
954 sq. ft
(88.62 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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