



Greenslade House
Haverhill, Suffolk

**DAVID
BURR**



Greenslade House, Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD

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.

An exceptionally well presented and recently renovated five bedroom detached family residence set moments from local amenities.

Entrance into:

ENTRANCE HALL: With full length windows to the front. Stairs to the first floor with understairs storage cupboard and further built-in storage cupboard. Part underfloor heating. Door to:

CLOAKROOM: With WC, wash hand basin and view to the front.

SITTING ROOM: Of dual aspect with views to the front and side of the property. Feature log burning stove. Door through to:

GAMES ROOM: A very well proportioned room with views to the side and bi-fold doors overlooking the garden. Door through to the:

LIVING ROOM: With stone fireplace and log burner. Views to the rear garden and stairs leading up to the:

BAR AREA: A wonderful room for entertaining with a full bar, electric for fridge and French leading out to the entertaining area.

KITCHEN/DINER/FAMILY ROOM: Extensively fitted with wall and base units with marble worktops over and inset sink. Appliances include a range style cooker, extractor hood and integrated Neff dishwasher. Central preparation island with marble worktop with cupboard beneath. With French doors leading out to the rear. Tiled flooring.

UTILITY ROOM: Comprising a range of base units under laminate worktop with stainless steel sink inset. Appliances include a washing machine and dishwasher. Door leading to the terrace.

First Floor

BEDROOM 1: A good sized room with views over the rear garden, built-in wardrobes.

EN-SUITE: Comprising WC, bath, part-tiled shower, pedestal sink unit and a heated towel rail.

BEDROOM 2: With views to the front, built-in wardrobe.

EN-SUITE: Comprising bath and part-tiled shower, pedestal sink unit, WC, heated towel rail and views to the side aspect.

BEDROOM 3: A good sized double bedroom with views to the rear garden.

BEDROOM 4: Another good sized double room with views to the rear garden.

BEDROOM 5/HOME OFFICE: A double room with views to the rear.

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FAMILY BATHROOM: Stylishly fitted with bath, shower, WC, pedestal sink unit and heated towel rail. Part-tiled walls and flooring.

Outside

The property is approached via a large gravel driveway with parking and turning for multiple vehicles, together with a **DOUBLE GARAGE** with light and power connected. To the rear, the garden is mostly laid to lawn with mature hedges, shrubs and trees with a decking area, perfect for entertaining with a hot tub and **Shed/Annexe** and storage area.

SERVICES: Main water and drainage. Main electricity connected, solar panels. gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233.

COUNCIL TAX BAND: TBC. £ TBC per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Mobile coverage is likely with all providers.

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 known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: TBC.

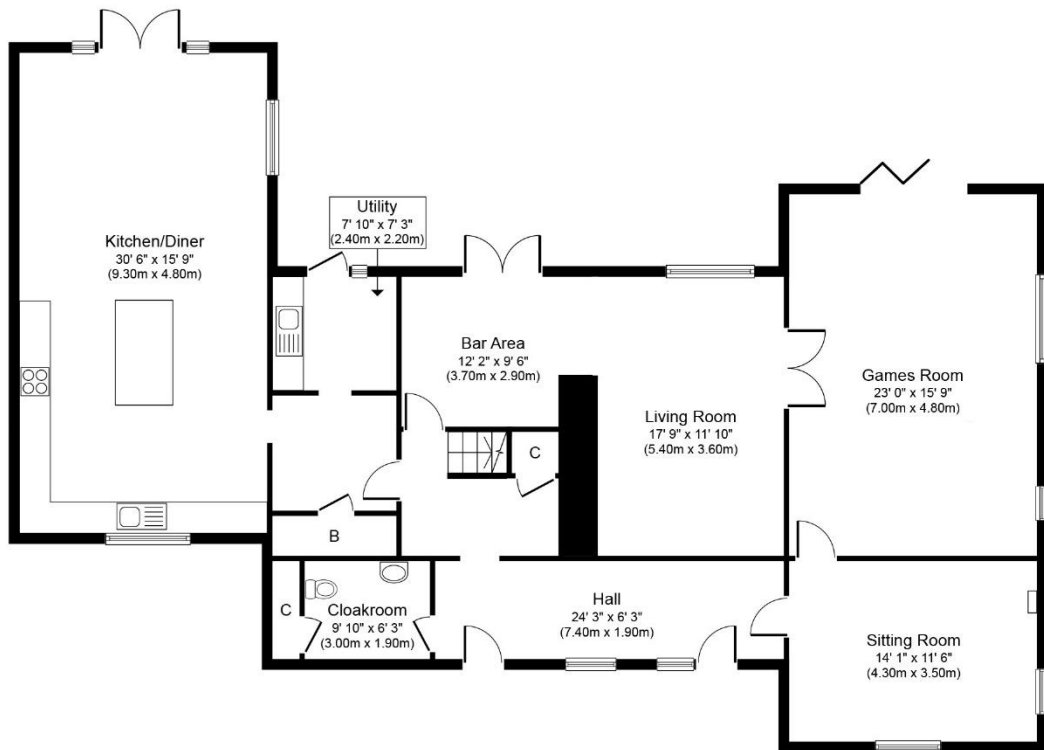
RESTRICTIONS ON USE OR COVENANTS: Restrictions and covenants are in place. Please ask us if necessary for a copy of the Title.

FLOOD RISK: None.

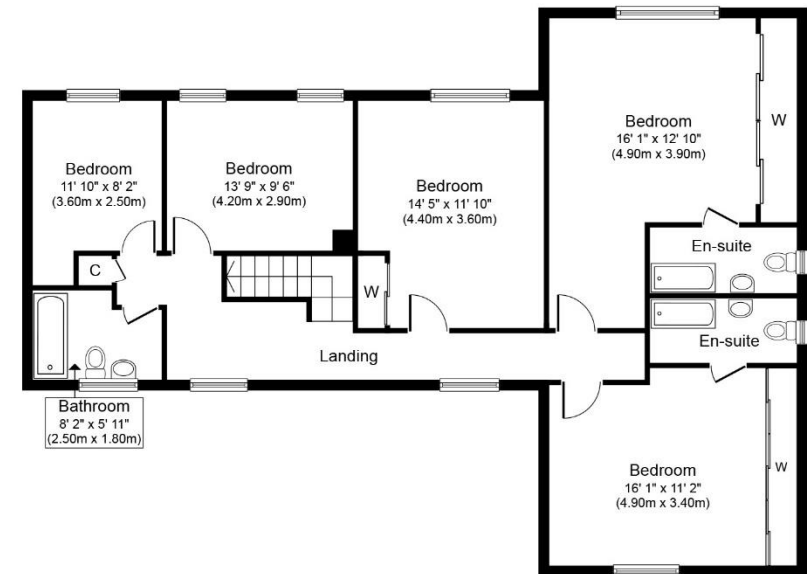
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,831 sq. ft.
(170.1 sq. m.)



First Floor
Approximate Floor Area
1,280 sq. ft.
(118.9 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.

