

# 12 Brickfields Drive - Guide Price £425,000

Haverhill CB9 9SJ

shires

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Guide Price £425,000

## The Property

GUIDE PRICE £425,000 - £450,000

Situated in the desirable area of Brickfields Drive, Haverhill, this impressive detached house offers a perfect blend of modern living and spacious comfort. The property boasts a generous living space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to provide both privacy and communal areas, ensuring that every member of the household can find their own space.

The property features five well-proportioned bedrooms, providing accommodation for a growing family or the potential for a home office or guest rooms. With three bathrooms, morning routines will be a breeze, alleviating the usual congestion often found in larger households. The property has been extended into the loft space, allowing a large main bedroom and potential for a sixth bedroom.

The location in Haverhill is particularly appealing, offering a friendly community atmosphere while being conveniently close to local amenities, schools, and parks. This home is not just a place to live; it is a sanctuary where memories can be made.

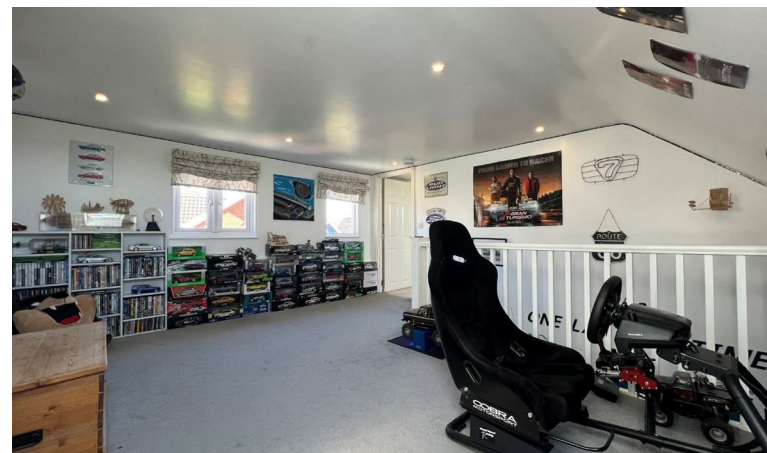
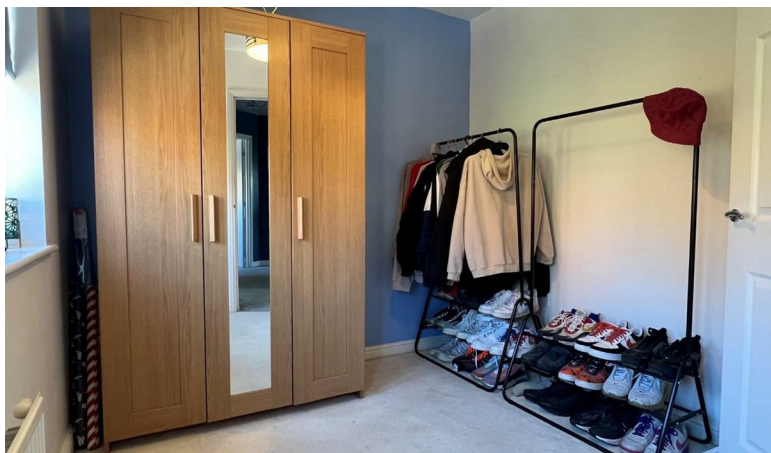
In summary, this detached house on Brickfields Drive is a rare find, combining spacious living with modern conveniences in a sought-after location. It presents an excellent opportunity for those seeking a family home that meets all their needs. Do not miss the chance to make this wonderful property your own.

**Agent's Note:**  
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

## Features

- **GUIDE PRICE £425,000 - £450,000**
- **EXTENDED INTO THE LOFT TO ALLOW A FIFTH BEDROOM**
- **AVAILABLE TO VIEW NOW**
- **OFF STREET PARKING FOR UP TO THREE CARS**
- **DETACHED GARAGE**
- **RECENTLY DECORATED THROUGHOUT**
- **POTENTIAL FOR A SIXTH BEDROOM**
- **THREE BATHROOMS**
- **EASY LINKS TO CAMBRIDGE**
- **PARKS CLOSE BY**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Class	Description
A	Very energy efficient - lower running costs (92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

EU Directive 2002/91/EC  
 Net energy efficient - higher running costs

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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TOTAL FLOOR AREA : 183.5 sq.m. (1976 sq.ft.) approx.

