

Stonemill Park

HAVERHILL'S
NEWEST PLACE
TO CALL HOME

Chivers Road
Haverhill
Suffolk CB9 9DS


Barleyhomes



Stonemill Park

Haverhill's newest place to call home

Stonemill Park is a small homely development with leafy aspects offering an exciting selection of brand new 2, 3 and 4 bedroom homes. The development is ideal for first time buyers, families and downsizers alike, offering accommodation to suit everyone's needs. Barley Homes are your local developer and this exclusive development has been carefully planned, the needs of the residents are at the heart of their designs and the whole development. They understand that buying a home is a huge financial and emotional investment - that is why all of their developments have excellence built in.

These fantastic new homes combine a modern day yet homely feel, ideal for present day living and offer prospective buyers the perfect home to make the most of Haverhill and the surrounding areas.



Specifications

KITCHEN

- Fully fitted kitchen supplied by Magnet
 - Zanussi integrated oven
- Zanussi gas hob with stainless steel splashback and Electrolux cooker hood
- Zanussi fully integrated dishwasher, fridge freezer and washing machine
 - Wood laminate worktop
- Stainless steel bowl and a half sink with chrome finish spray tap
 - Ceramic tiled flooring

BATHROOMS AND EN-SUITES

- Stylish white sanitaryware with chrome finish taps.
- Single end shower bath with pivot screen to family bathroom
 - Shaver/charger point
- Ceramic flooring and wall tiling

HEATING AND HOT WATER

- Gas fired combi boiler supplying hot water and heating via radiators
 - Heated chrome finish towel rails to bathroom and en-suite

ELECTRICAL

- Energy efficient light fittings and bulbs throughout – LED downlighters to ground floor lounge, kitchen, bathroom and en-suite
 - TV socket to lounge with distribution cabling to all bedrooms
- Primary BT Openreach socket in lounge for wireless hub installation by others

INTERNAL FEATURES

- All walls and ceilings finished with skim coat plaster prior to decoration
 - White vinyl matt emulsion throughout to all walls and ceilings
 - Skirtings and architraves finished in gloss white
 - Gloss white staircase and handrail
- White painted four panel internal doors with chrome finish ironmongery
 - Laminated wood flooring to hall, lounge and dining area
 - Carpet to bedrooms, landing and staircase
 - Multi Point locking front and rear doors

EXTERNAL FEATURES

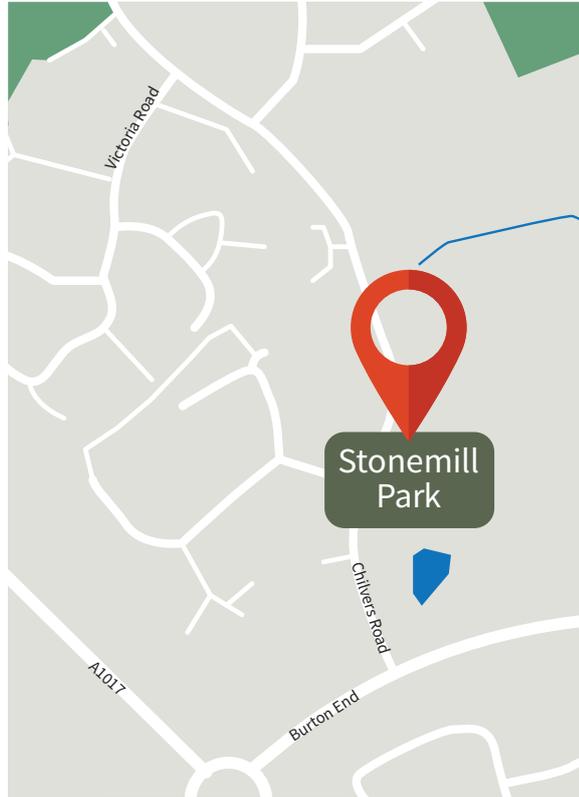
- Paved patio area to the rear
 - Parking area for cars
 - Outside taps to rear garden
- Front gardens landscaped and turf to rear gardens
- 1.8m close boarded fence to boundaries with other houses

SECURITY AND PEACE OF MIND

- Specification of doors and windows meet latest building regulations together with PIR external lighting to front and rear elevations
- Dedicated fused spur for future installation of wire free alarm system
 - 10 year structural warranty

Location and plots

Situated in the vibrant market town of Haverhill, with beautiful countryside surroundings.



-  **The Ash** (2 bedroom homes)
-  **The Beech** (2 bedroom homes)
-  **The Cedar** (3 bedroom home)
-  **The Elm** (3 bedroom homes)
-  **The Hawthorn** (3 bedroom homes)
-  **The Maple** (3 bedroom homes)
-  **The Oak** (3 bedroom homes)
-  **The Sycamore** (3 bedroom home)
-  **The Willow** (4 bedroom home)



Stonemill Park

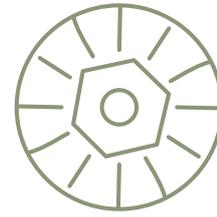


-  Drive parking
- G** Garage
- V** Visitor parking

Surroundings and culture

Enjoy all the vibrant market town of Haverhill has to offer, with an array of shops, restaurants and beautiful countryside surroundings. Find your new home conveniently located within close proximity (it's 1.6 miles) to Haverhill Town Centre providing a wealth of historic buildings along with High Street chains, cafés, bars & restaurants. You can also make the most of Haverhill's leisure facilities which include sports and health clubs with pool and fitness facilities, local schools and for those that prefer to be outdoors the local parks offer great opportunities for peaceful walks.

Haverhill offers great access to its larger surrounding towns which include, Cambridge, Bury St Edmunds, Braintree and Colchester.



Stonemill Park

St Mary's
Church,
Haverhill



Haverhill Arts Centre



Newmarket

14 miles / 28 mins



Saffron Walden

15 miles / 27 mins



Bury St Edmunds

19 miles / 33 mins



East Town Park, Haverhill



Haverhill Market



Cambridge

21 miles / 41 mins



Colchester

28 miles / 55 mins

DISTANCE AND TIMES BY CAR / ROAD

Central London

68 miles

M25

45 miles

Stansted Airport

23 miles

The Ash

2 bedroom homes

Two plots: 1 and 25

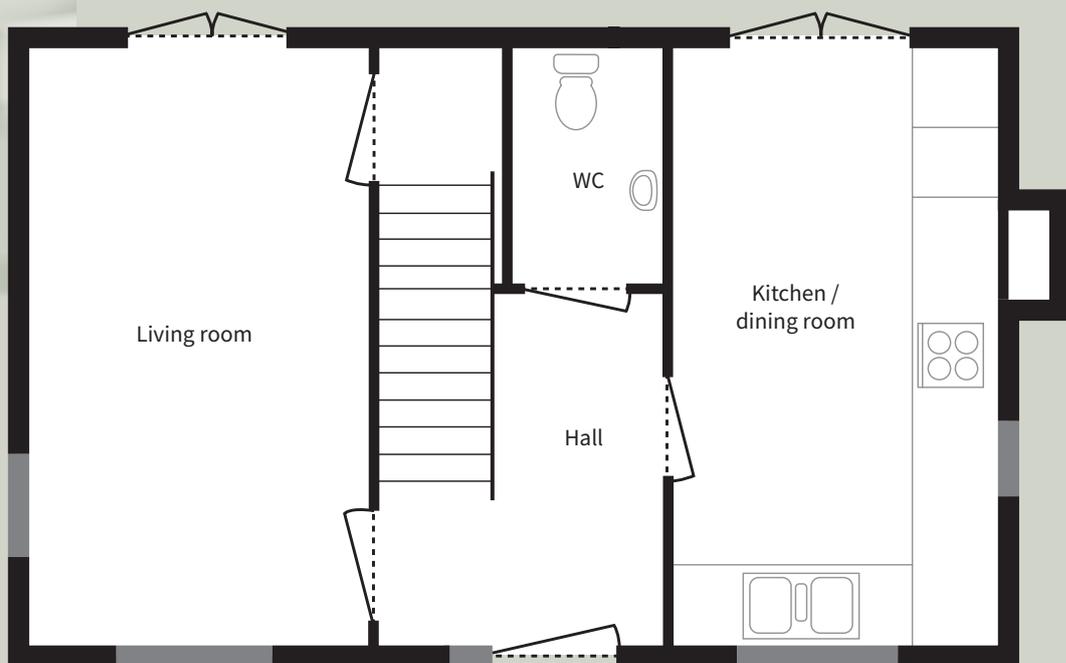
Downstairs

Living room	5022.5 x 2820.5	16' 5" x 9' 3"
Kitchen	5022.5 x 2712	16' 5" x 8' 10"

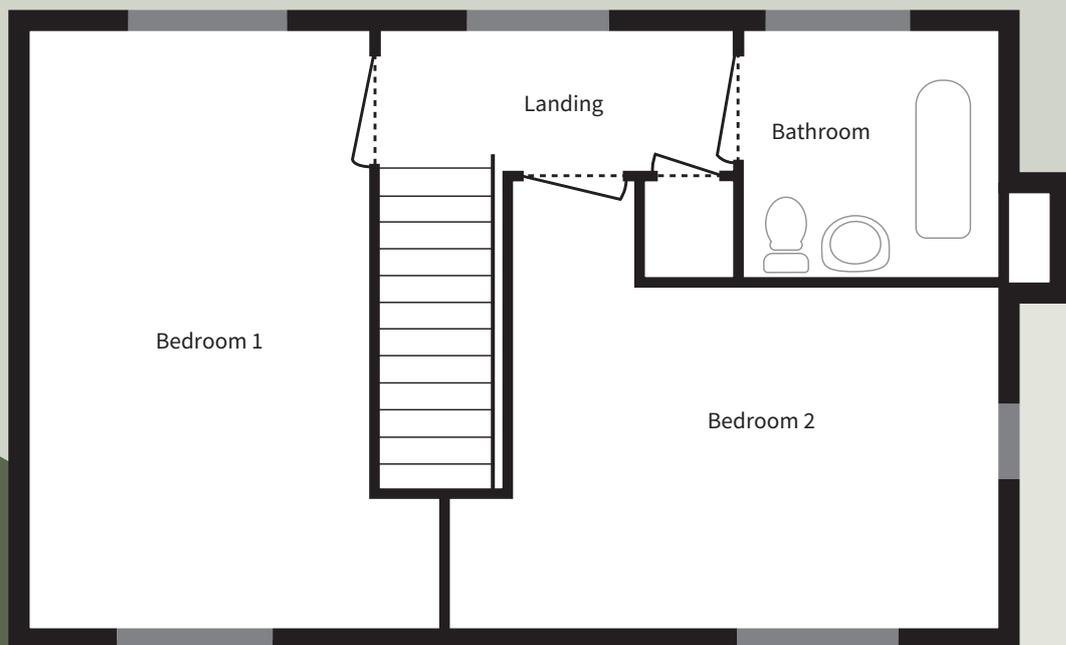
Upstairs

Bedroom 1	5022.5 x 2860.5	16' 5" x 9' 4"
Bedroom 2	4092 x 2910	13' 5" x 9' 6"





Ground floor



First floor

The Beech

2 bedroom homes

Two plots: 4 and 5



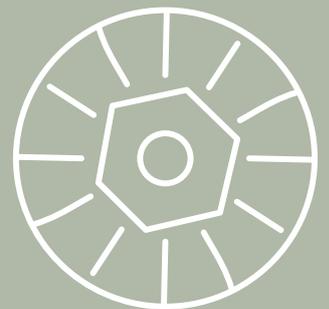
Downstairs

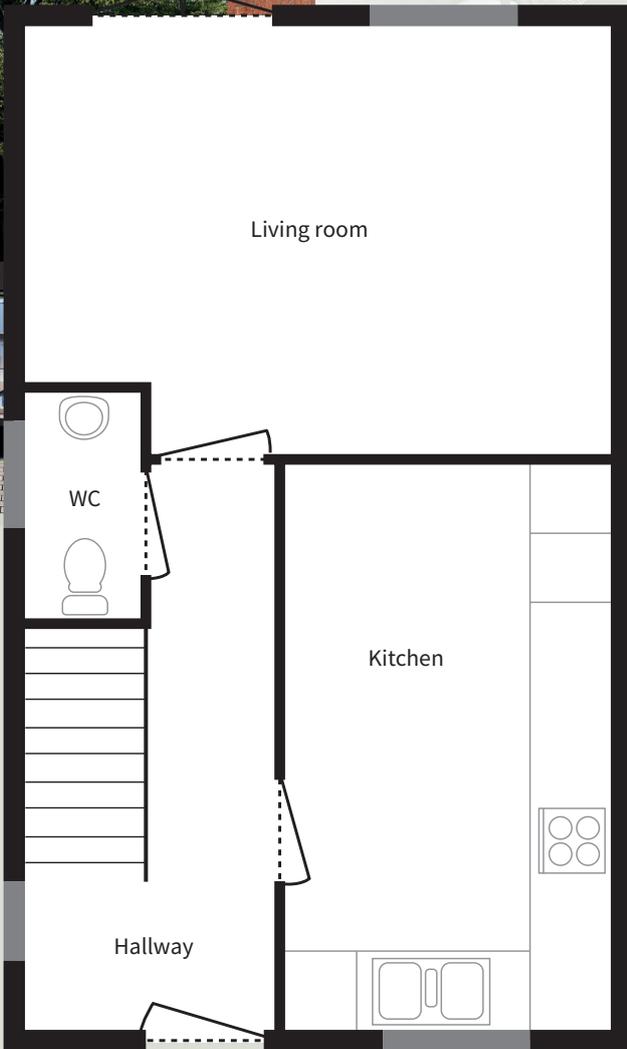
Living room	4910 x 3600	16' 1" x 11' 9"
Kitchen	4840 x 2730	15' 10" x 8' 11"

Upstairs

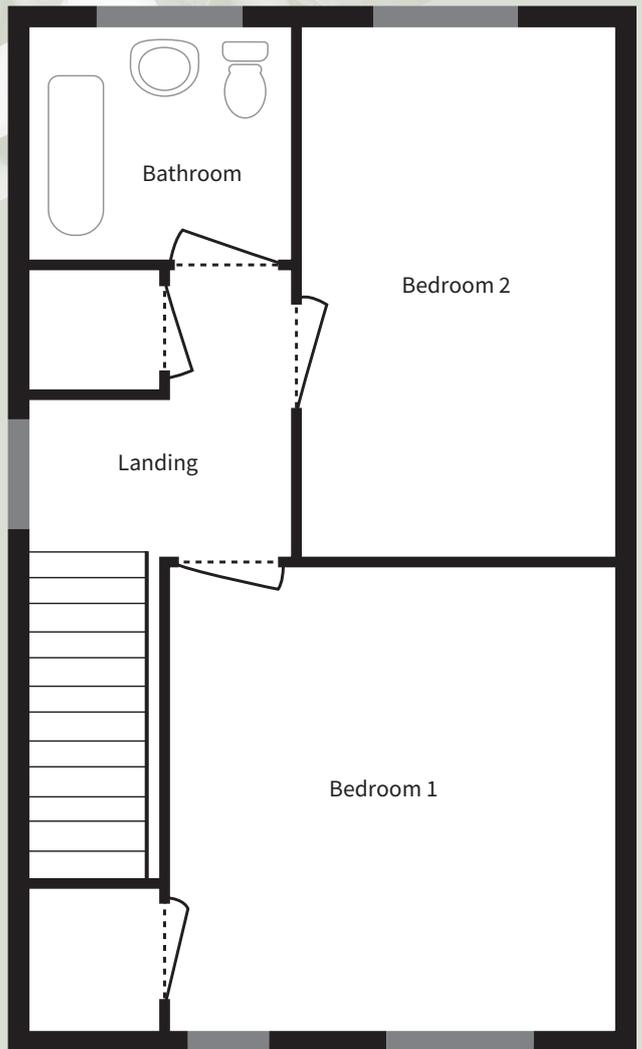
Bedroom 1	3910.3 x 3750	12' 9" x 12' 3"
Bedroom 2	4529.8 x 2613.8	14' 10" x 8' 6"

These fantastic new homes combine a modern day yet homely feel.





Ground floor



First floor

The Cedar

3 bedroom home

One plot: 23

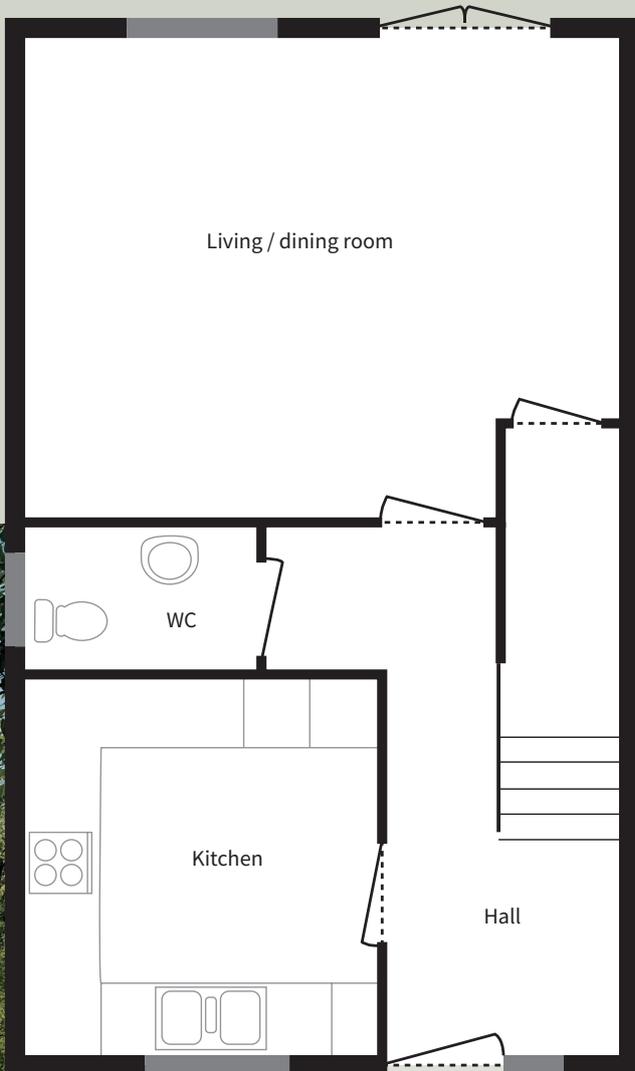
Downstairs

Living room	5247 x 4315	17' 2" x 14' 1"
Kitchen	3399.5 x 3137.5	11' 1" x 10' 3"

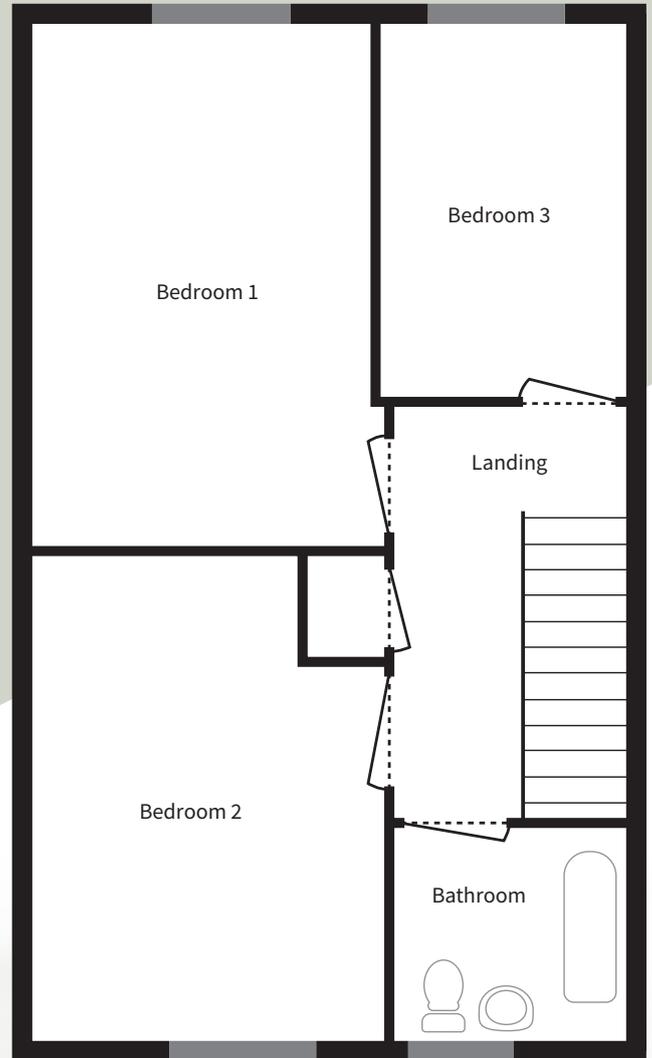
Upstairs

Bedroom 1	4700.5 x 2875	15' 5" x 9' 5"
Bedroom 2	4399.5 x 2875	14' 5" x 9' 5"
Bedroom 3	3325 x 2302.5	10' 10" x 7' 6"

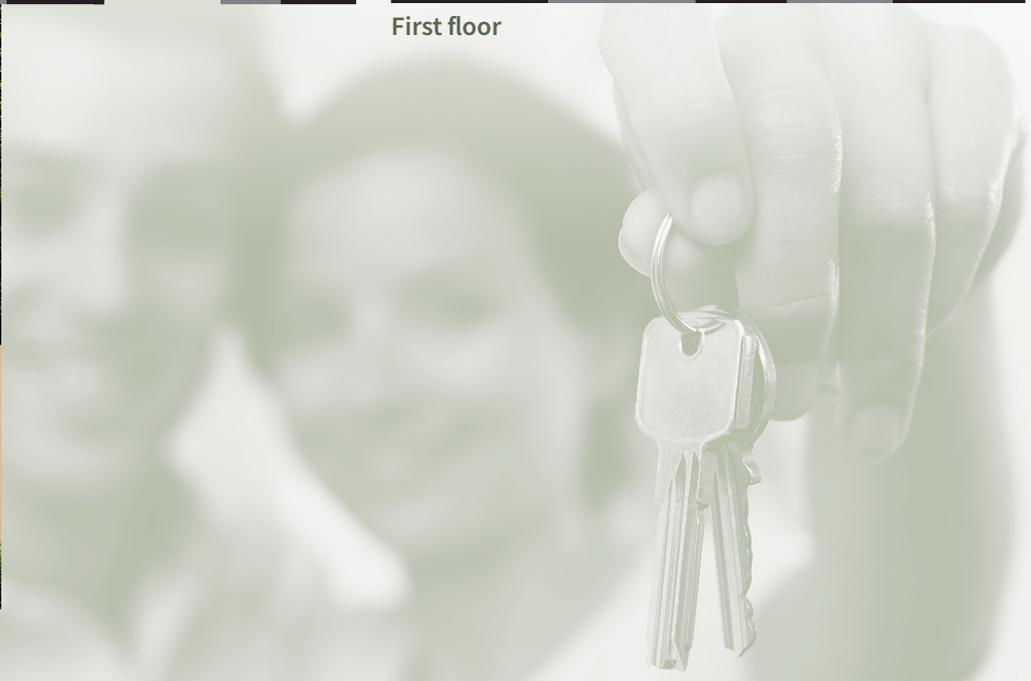




Ground floor



First floor



The Elm

3 bedroom homes

Two plots: 18 and 26



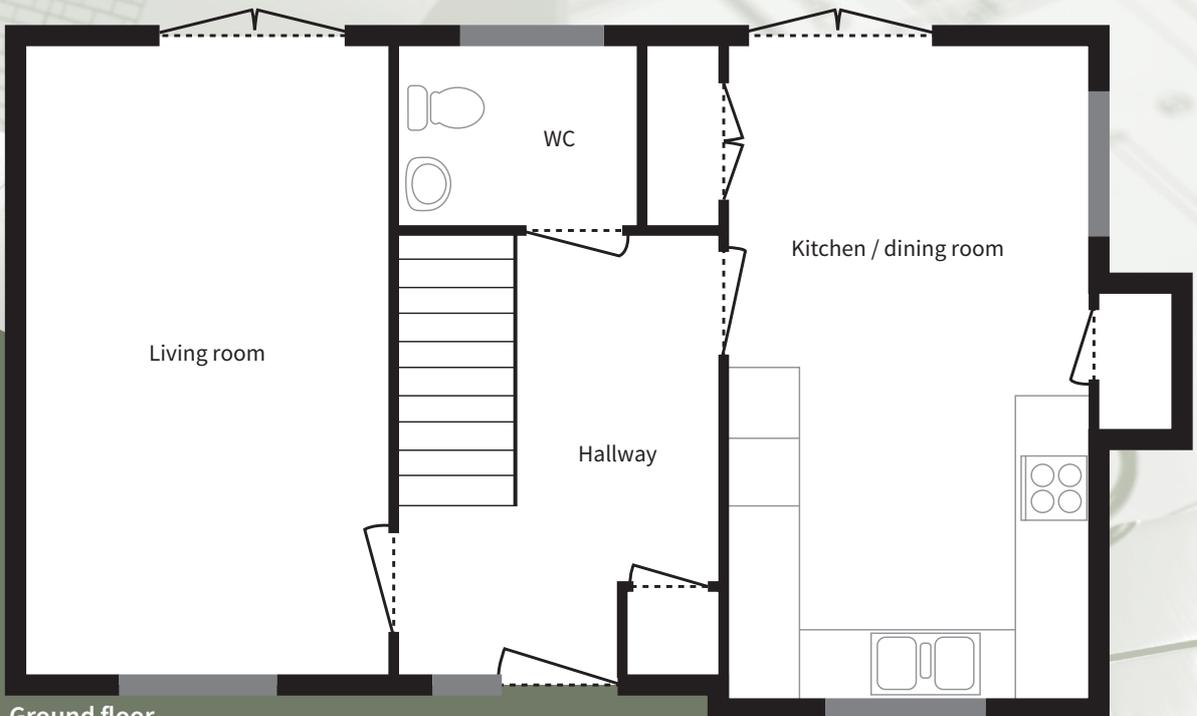
Ideal for present day living, and the perfect home to make the most of the Haverhill area.

Downstairs

Living room	5087.5 x 3125	16' 8" x 10' 3"
Kitchen / dining room	5585 x 3110	18' 3" x 10' 2"

Upstairs

Bedroom 1	3499.5 x 3115 plus en-suite	11' 3" x 10' 2" plus en-suite
Bedroom 2	3330 x 3000	10' 11" x 9' 10"
Bedroom 3	3792.5 x 2185	12' 5" x 7' 2"



Ground floor



First floor

The Hawthorn

3 bedroom homes

Four plots: 6, 8, 9 and 11

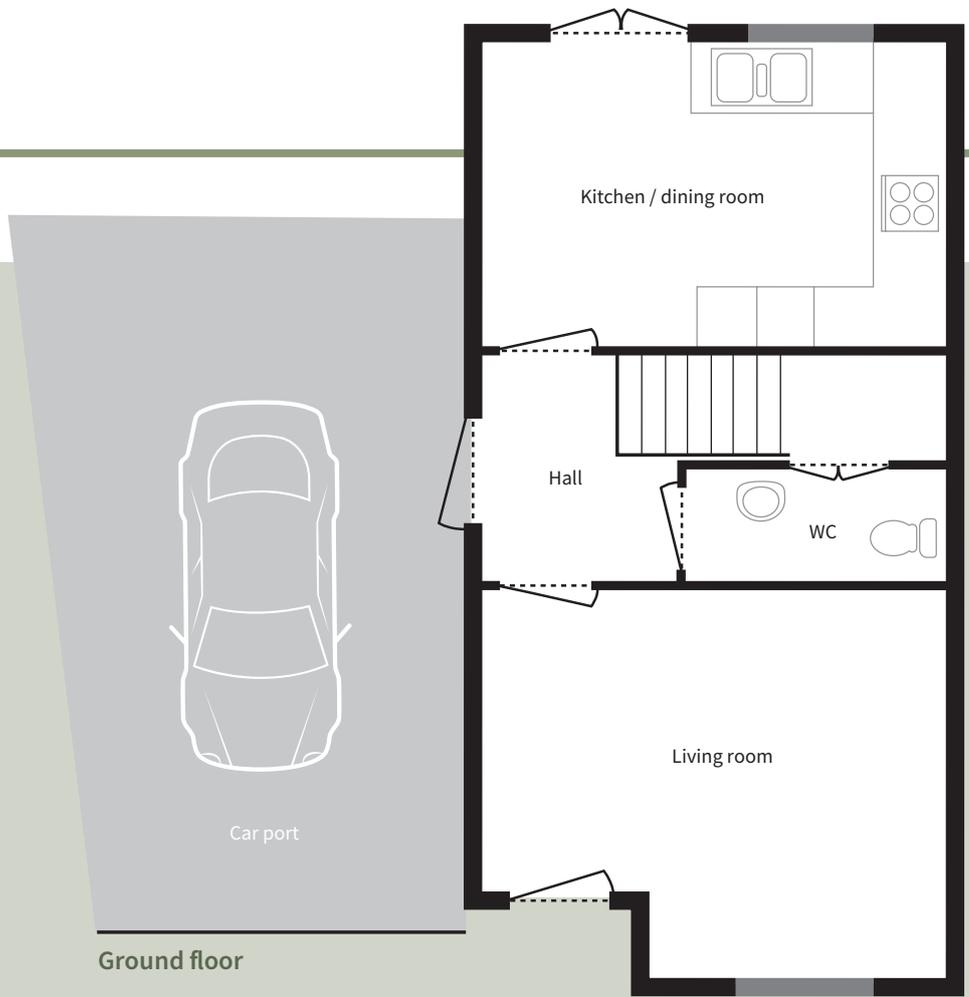


Downstairs

Living room	4460 x 3761.8	14' 7" x 12' 4"
Kitchen / dining room	4460 x 2982 max	14' 7" x 9' 9" max

Upstairs

Bedroom 1	3750 x 3872 plus en-suite	12' 3" x 12' 8" plus en-suite
Bedroom 2	Plots 6 & 11: 4532.3 x 2982 Plots 8 & 9: 2982 x 4532.3	Plots 6 & 11: 14' 4" x 9' 9" Plots 8 & 9: 9' 9" x 14' 10"
Bedroom 3	Plots 6 & 11: 3871.5 x 2179.7 Plots 8 & 9: 3871.5 x 2202.5 plus recess	Plots 6 & 11: 12' 8" x 7' 1" Plots 8 & 9: 12' 8" x 7' 2" plus recess



Ground floor



First floor



The Maple

3 bedroom homes

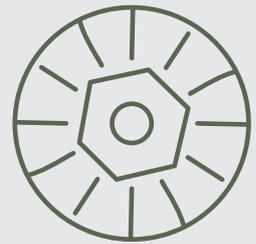
Three plots: 2, 3 and 19

Downstairs

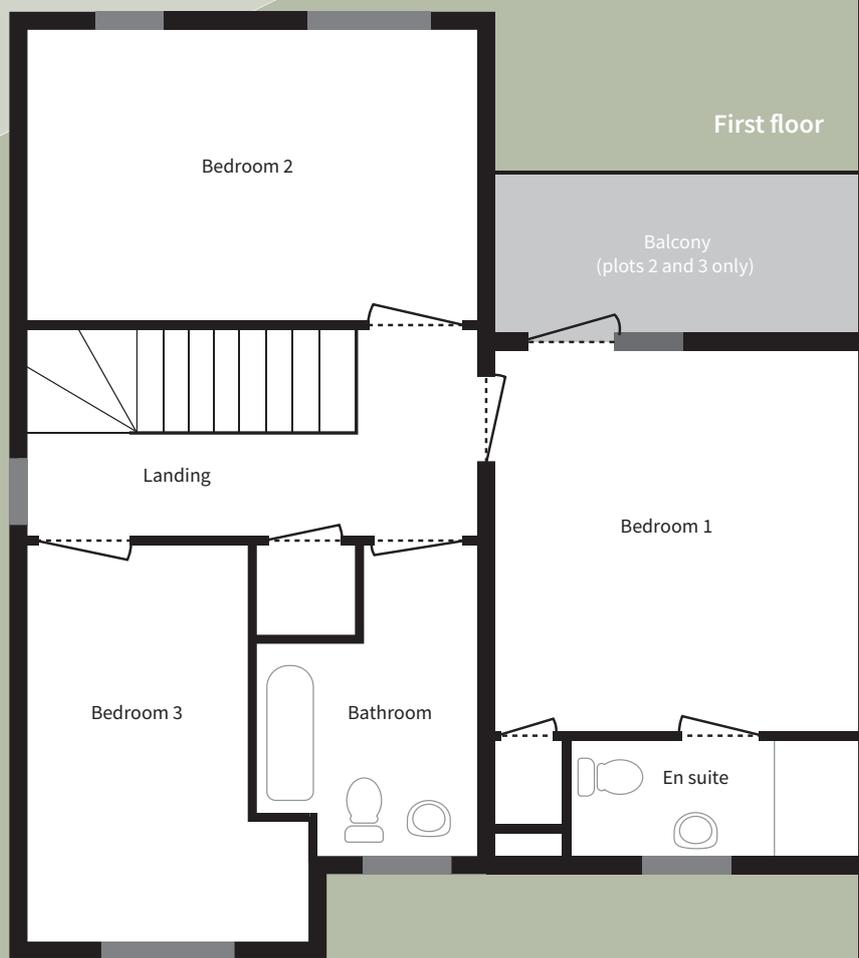
Living room	4460 x 3760.5 max	14' 7" x 12' 4" max
Kitchen / dining room	4410 x 2929	14' 5" x 9' 7"

Upstairs

Bedroom 1	3791.3 x 3910.1 plus en-suite	12' 5" x 12' 9" plus en-suite
Bedroom 2	4460 x 2909.9	14' 7" x 9' 6"
Bedroom 3	33935 x 2772.5	12' 10" x 9' 1"



The needs of the residents are at the heart of the design of the whole development.



The Oak

3 bedroom homes

Two plots: 7 and 10



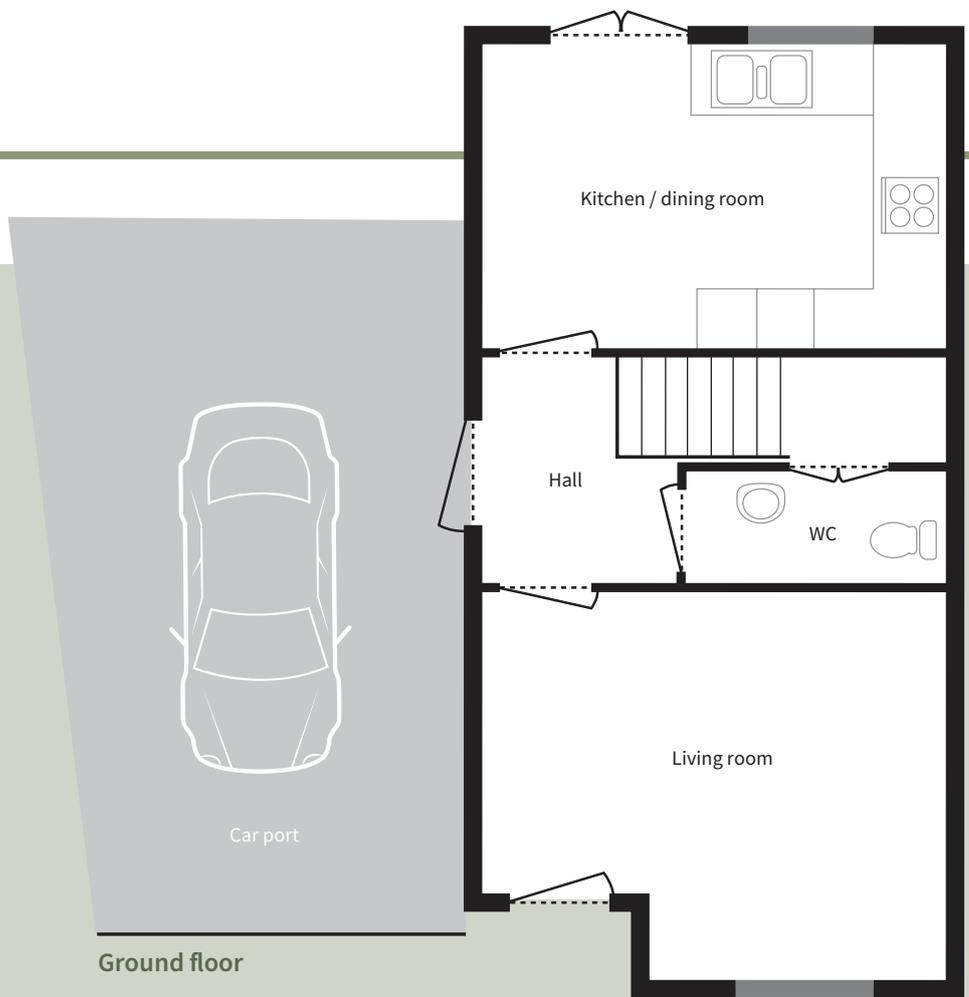
Downstairs

Living room	4585.1 x 3761.8 max	15' 0" x 12' 4" max
Kitchen / dining room	3965 x 3017	13' 0" x 9' 10"

Upstairs

Bedroom 1	3750 x 3872 plus en-suite	12' 3" x 12' 8" plus en-suite
Bedroom 2	2982 x 4450.1	9' 9" x 14' 7"
Bedroom 3	2177.4 x 3871.5	7' 1" x 12' 8"

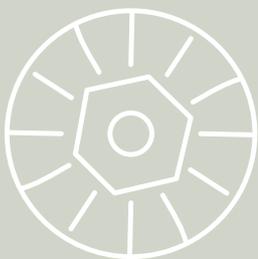
*Conveniently
located and
within close
proximity to
Haverhill
town centre.*



Ground floor



First floor



The Sycamore

3 bedroom home

One plot: 14

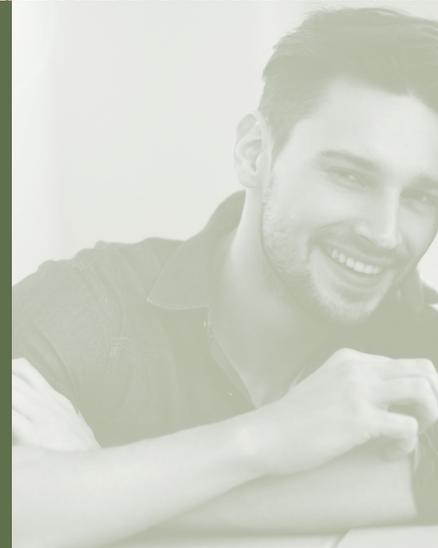


Downstairs

Living room	4635.5 x 3945	15' 2" x 12' 11"
Kitchen / dining room	5697.5 x 3529.5	18' 8" x 11' 7"

Upstairs

Bedroom 1	3825 x 3126.5 plus en-suite	12' 6" x 10' 3" plus en-suite
Bedroom 2	3558 x 3398	11' 8" x 11' 1"
Bedroom 3	3381 x 2150	11' 1" x 7' 0"





Ground floor

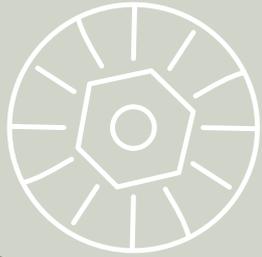


First floor

The Willow

4 bedroom home

One plot: 24



Downstairs

Living room	4865 x 3372.7	15' 11" x 11' 0"
Kitchen / dining room (L shaped room)	6935 x 4699.8 max	22' 9" x 15' 5" max
Study	2000 x 2673.5	6' 6" x 8' 9"

Upstairs

Bedroom 1	3887.5 x 2815 plus en-suite	12' 9" x 9' 2" plus en-suite
Bedroom 2	3362.5 x 3142.5	11' 0" x 10' 3"
Bedroom 3	2745 x 2640	9' 0" x 8' 7"
Bedroom 4	3072.5 max x 2670 max	10' 1" max x 8' 9" max



Haverhill provides a wealth of historic buildings, high street chains, cafés, bars and restaurants.



Ground floor



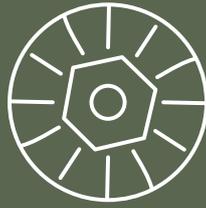
First floor



Haverhill's newest place to call home







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HM Government