

property details **approval form**

16 Sandpiper Close, Haverhill, Suffolk, England, CB9 0JH

Date: 21 September 2026

Property Ref and Version: NEM100079 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £300,000

Tenure: Freehold

>> **key features**

- > Garage & Driveway
- > Solar Panels
- > Epc Rating: B
- > Log Burner
- > Downstairs Wc
- > EPC Rating: B

>> **short description**

Sandpiper Close is a conveniently located three bedroom semi detached home, benefiting from a driveway and garage as well as solar panels. Located just 0.3 miles away from Westfield Primary Academy and 0.8 miles from Samuel Ward Academy.

>> **long description**

Sandpiper Close is a energy efficient and conveniently located, three bedroom semi-detached home. Internally you are greeted with a welcoming hallway with doors to, the lounge featuring a woodburner creating a cozy environment, and with sliding doors to the garden. The kitchen/diner is a great size, there are plenty of wall and base nits as well as worktop for cooking space, a range of white-goods, there is a large pantry in the dining space and access to the rear garden. The ground floor is completed with the convenience of a Wc and stairs to the first floor.

The first floor landing access all three bedrooms, Bedroom 1 is a well sized double with large fitted wardrobes, both other bedrooms are good sizes, and the bathroom is modernised with good fittings.

Externally the rear garden is mostly laid to lawn and a good size with rear gate access. To the front of the property there is multiple car parking available with driveway and garage, with electric roller door.

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This property also benefits with 6.1kw Solar panels which were installed in 2024, making his home more energy efficient and bills lowered!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

>> **directions**

>> **Agent Note**

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>> **room description**

Ground Floor

Entrance Hall

With access to kitchen/diner, lounge, Wc and stairs to the first floor.

Lounge

with window to front, sliding doors to rear and benefiting from feature woodburner.

Kitchen/Diner

Complete with a large array of wall and base units, ample worktop space and space for whitegoods. The dining area has a large pantry style cupboard, and the room is complete with window and door to rear.

Wc

With low level Wc, wash hand basin and obscured window to side.

First Floor

Landing

With storage cupboard, loft hatch and access to all three bedrooms and bathroom.

Bedroom 1

With window to rear and fitted wardrobes.

Bedroom 2

with window to rear

Bedroom 3

With window to rear.

Bathroom

with panel sided bath, with overhead shower, wash hand basin and low level Wc, and obscured window to front,

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>> **room description**

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>> **property images**



Your Tylers office: Meldreth House Wellington Street, NEWMARKET, Suffolk, CB8 0HT
T 01638 660303 **E** newmarket@tylers.net

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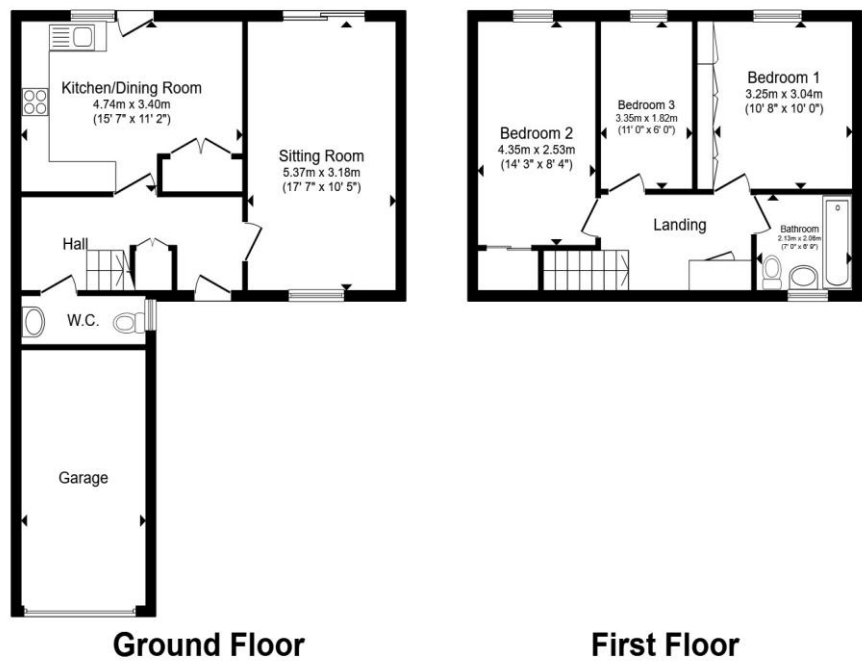
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>> floor plan



Total floor area 102.9 m² (1,108 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



>> approval

	Signature	Date
Mitchell Jarvis		21/9/26
Ms A.M. Zilahi		