

Presenting Properties Better



- Two Double Bedrooms
- Spacious Kitchen/Dining Room
- Outdoor Heated Swimming Pool
- Generous Overall Plot

19 Forties Close, Haverhill, CB9 0LX

Guide Price £385,000

A generous and beautifully presented two bedroom (formerly three bedrooms) detached bungalow which has the benefit of a heated outdoor swimming pool. The property enjoys a large plot and backs onto woodland. Other features include a spacious kitchen/dining room, re-fitted bathroom suite and a single garage with ample parking. No onward chain

Property Description

Havehill is a thriving and popular market town, the fastest growing in Suffolk, and 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. Despite its excellent road links, Havehill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities. 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, gymnasiums, 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.

Ground Floor

Entrance Hall

Entrance door, loft access, floor mounted boiler serving the heating and hot water, door to:

Kitchen/Dining Room

6.45m (21'2") x 5.26m (17'3") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, space for range oven with extractor hood over, window to rear, two windows to front, door to garden, door to:

Sitting Room

4.40m (14'5") x 3.07m (10'1") Wooden flooring, patio doors to rear garden, door to entrance hall.





Bedroom 1 3.43m (11'3") x 3.07m (10'1")

Window to rear, tiled shower enclosure with fitted electric shower over, built-in cupboard.



Bedroom 2 3.28m (10'9") x 2.48m (8'1")

Window to front.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with independent electric shower over, mixer tap, vanity wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, window to front.



Outside

The property enjoys a generous plot with a good-sized front lawn. A pathway leads to the entrance door and also extends on to a gate giving access to the rear garden. The rear garden again benefits from a good-sized lawn which is bordered by flower and shrub display beds. The notable feature of the garden is a heated swimming pool which has steps down into a shallow end which is around 4ft and extends to approximately 10ft at its deepest point. The pool has undergone a refurbishment with the installation of a new liner and has also had a new boiler installed. The pool is surrounded by a paving providing pleasant areas for seating. A personal door leads into a single garage and the garden is enclosed by timber fencing. The garden is completely un-overlooked and backs onto a small meadow area and mature woodland.



Garage & Drive

A single garage with double doors, power and light is connected, roof storage space, personal door to rear garden, window to rear.

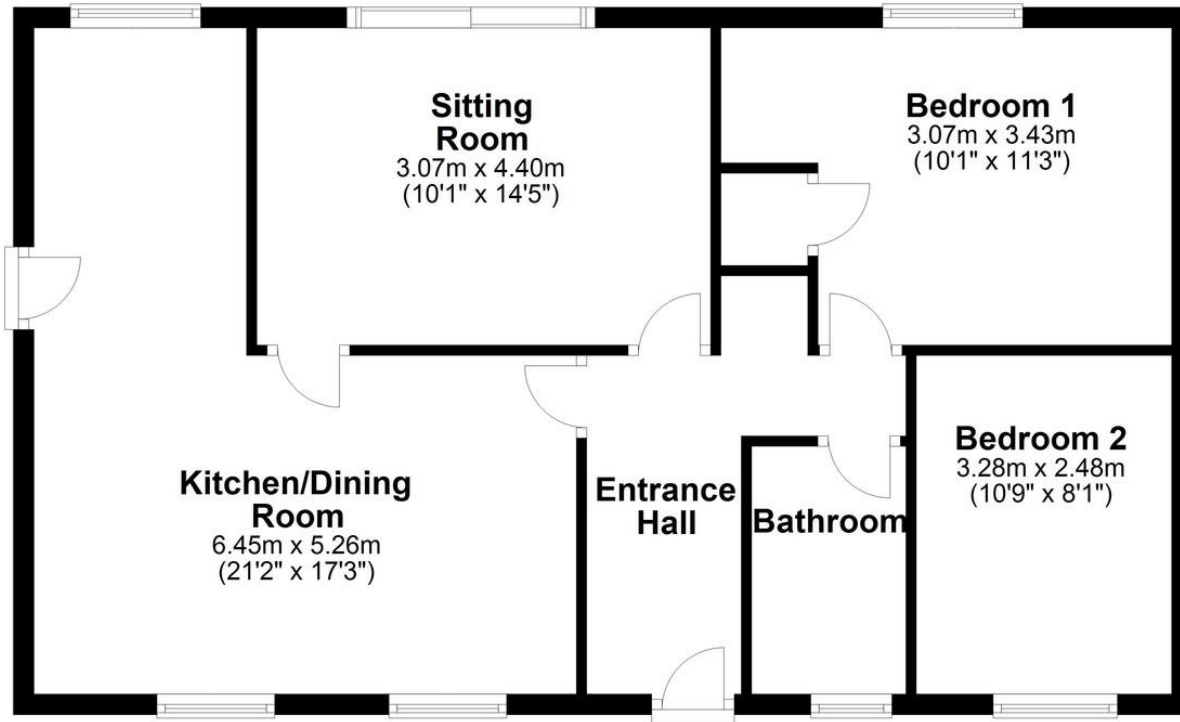


Viewings

By appointment with the agents.

Ground Floor

Approx. 73.4 sq. metres (790.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements