



JAMIE WARNER  
— ESTATE AGENTS —



## 5 Lee Close, Haverhill, CB9 9JY

Guide Price £270,000

- Two Double Bedrooms
- Bathroom
- Secluded Cul De Sac
- Sitting/Dining Room
- South Facing Rear Garden
- Gas Heating & Double Glazing
- Generous Kitchen
- Garage & Driveway
- No Onward Chain

## 5 Lee Close, Haverhill CB9 9JY

Nestled on the edge of the sought-after Arrendene development, this remarkably generous bungalow exudes charm in a tranquil cul-de-sac with just six properties. Boasting two double bedrooms, a spacious sitting/dining room, a single garage, and a south-facing rear garden. Don't miss out - NO CHAIN.



Council Tax Band: C



## Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

### Entrance Hall

An inviting entrance hall featuring an entrance door, front-facing window, radiator, and access to all rooms.

### Kitchen

7'5" x 10'7"

A spacious kitchen equipped with coordinated base and wall units, rounded worktops, a stainless steel sink with single drainer and mixer tap, water softener, plumbing for a washing machine, room for a fridge/freezer, a fitted electric oven, a built-in four-ring gas hob with a pull-out extractor hood above, a bay window at the front, and a radiator.

### Sitting Room

13'8" x 13'8"

The spacious sitting and dining area features a radiator and abundant natural light streaming through the French doors leading to the rear garden.

### Bedroom 1

9'10" x 14'6"

A spacious double bedroom with a bay window at the front and a radiator.

### Bedroom 2

11'5" x 11'6"

Bedroom 2 is a spacious double bedroom featuring a rear-facing window with garden views and a radiator.

### Bathroom

Equipped with a three-piece suite including a panelled bath, pedestal wash hand basin, and low-level WC, with tiled splashbacks. Features a window to the rear and a radiator for added comfort.

### Outside

The property boasts a spacious south-facing garden. At the rear, a paved patio extends from the house, creating a charming seating area. This leads to the main lawn garden, complemented by a corner patio. The garden wraps around the property, offering space for a garden shed or storage. Access to the garage is provided through a personal door, with the garden enclosed by timber fencing.

### Garage & Drive

A single attached garage featuring an up-and-over door, a wall-mounted gas-fired boiler, a door leading to the garden, and connections for power and lighting.

### Viewings

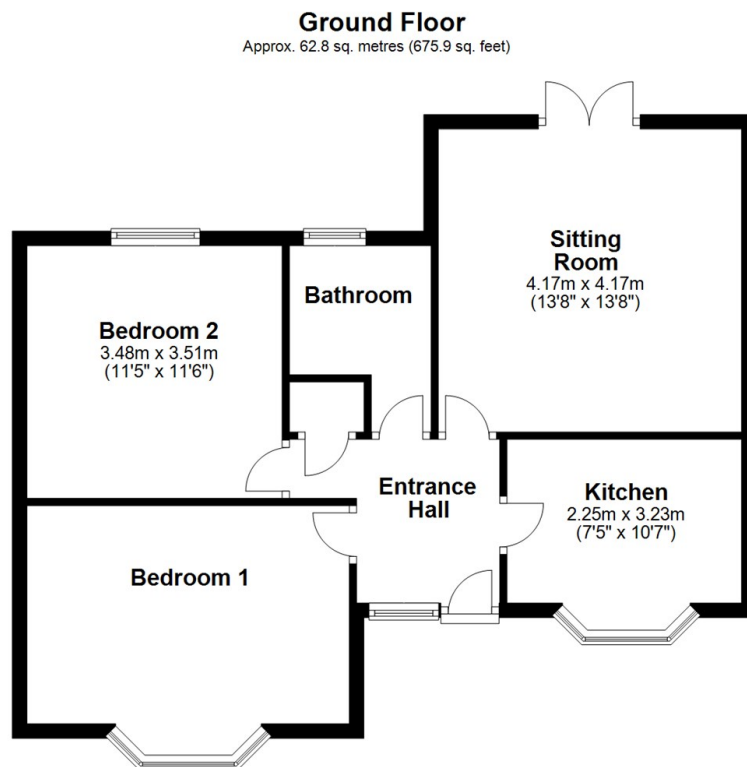
By appointment with the agents.

### Special Notes

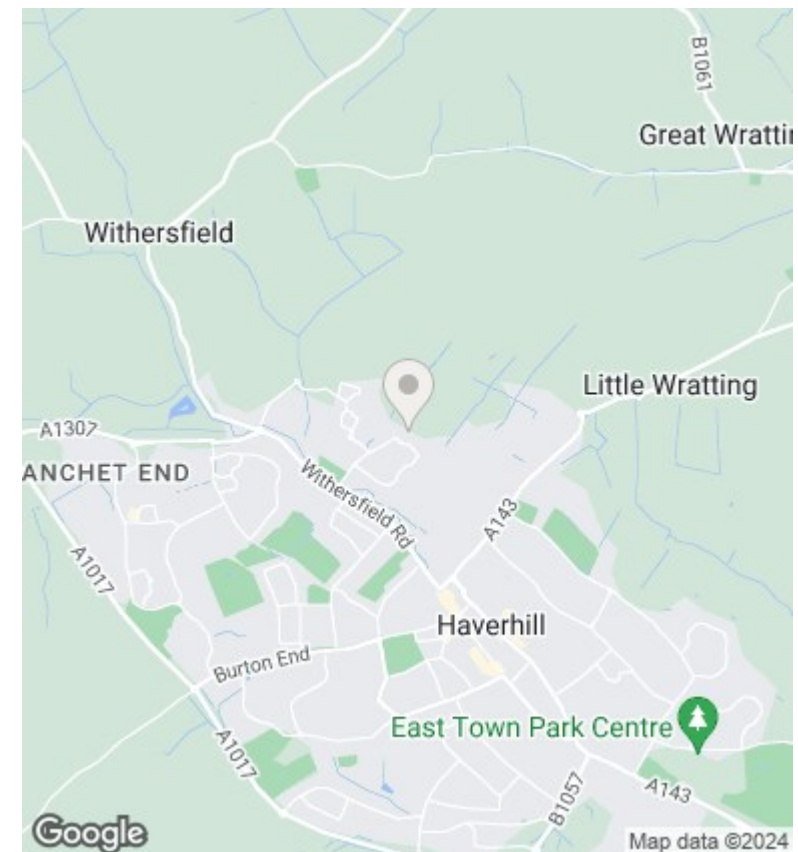
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 62.8 sq. metres (675.9 sq. feet)



### Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

### Council Tax Band

B