







# 4 Blenheim Close, Haverhill, CB9 0AD

## Guide Price £510,000

- Four Double Bedrooms
- Kitchen/Breakfast Room
- Single Garage & Ample Off-Road Parking

- Dressing Room
- Family Bathroom & Downstiars WC
- Approximately 0.16 Acre Plot

- Two Generous Reception Rooms
- Generous South-Facing Garden
- High Desirable and Rare Oppertunity

## 4 Blenheim Close, Haverhill CB9 0AD

Seize the opportunity to acquire a roomy four-bedroom detached family home in the esteemed Churchill development. This property offers an excellent chance for modernisation and expansion, as neighbouring properties have already added substantial two-storey extensions. The house boasts a generous 1865 sq ft accomposition, while the overall plot spans approximately 0.16 acres, promising significant potential.

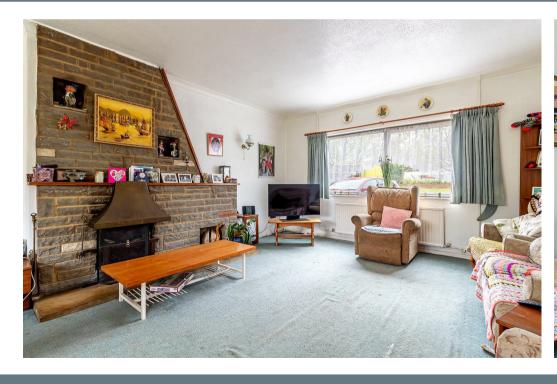








Council Tax Band: E





#### 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

The entrance hall features a radiator, stairs leading to the first floor, doors to the WC, dining area, and kitchen.

#### WC

Furnished with a two-piece suite including a wall-mounted washbasin and a low-level WC, with tiled splashbacks. Window facing the front.

#### Dining Area

8'10" x 8'6"

The dining area seamlessly flows into the sitting room, featuring a radiator and patio doors opening to the rear garden.

#### Sitting Room

21'4" x 13'7"

A generously proportioned room with a front window and a rear window, offering views of the Dressing Room garden. The room features an open fireplace and is equipped with two radiators.

#### Kitchen/Breakfast Room

14'0" x 11'11"

Equipped with coordinated base and eye-level units featuring rounded worktops, a 1+1/2 bowl stainless steel sink with a single drainer, plumbing for a washing machine, space for fridge, freezer, and tumble dryer, a rear-facing window offering garden views, tiled flooring, and a built-in storage cupboard containing a floor-mounted gas boiler.

#### Lobby

Door granting access to the rear garden and door leading to the dining room/office.

#### Dining Room / Office

15'3" x 7'11"

Window to the front and side, bathing the room in abundant natural light, with a radiator for warmth.

#### Galleried Landing

A spacious area with a floor-to-ceiling window at the front, creating a bright and airy atmosphere. The landing offers access to all first-floor rooms.

#### Redroom

12'0" x 12'5"

This spacious double bedroom features a window overlooking the garden at the rear, along with a radiator for added comfort.

#### Bedroom

9'7" x 14'0"

Another generous double bedroom with a window at the front, allowing natural light to fill the space, complemented by a radiator.

#### Bedroom

8'7" x 11'1"

This bedroom features a window at the rear with a view of the garden. Another spacious bedroom, it is equipped with a radiator for added comfort.

#### Bedroom

12'5" x 12'8"

The primary bedroom features a side window, a front window, a radiator, and access to a dressing room.

7'0" x 7'11"

Dormer window to front.

#### **Bathroom**

Equipped with a four-piece suite including a panelled bath with a telephone-style mixer tap, pedestal wash hand basin, tiled shower enclosure with a fitted shower, and a low-level WC. Full-height tiling on all walls, a window to the rear, and a radiator complete the bathroom space.

#### Outside

The property boasts a spacious plot, spanning approximately 138ft from the front to the rear boundary. The rear garden faces south-east, ensuring ample sunshine. A paved patio connects directly to the house, offering access to the garage and a gated entrance on the side. The main garden area features lush lawns and a variety of beautiful flower and shrub arrangements. Additional hardstanding is located at the top of the garden.

#### Garage & Parking

A single garage with an Up and Over door, equipped with power and lighting, and featuring a door that leads to the rear garden. The property boasts a spacious driveway at the front, offering plentiful parking space for multiple vehicles.

#### 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.



















## Viewings

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

### Council Tax Band E

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