



JAMIE WARNER  
— ESTATE AGENTS —



## 3 Fastnet Close, Haverhill, CB9 0LL

Guide Price £370,000

- Four Generous Bedrooms
- Open Plan Kitchen/Dining Room
- Garage & Driveway
- En Suite
- Modern Family Bathroom & WC
- Gas Radiator Heating
- Two Reception Rooms
- Beautifully Landscaped Gardens
- Extended & Thoughtfully Improved

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## 3 Fastnet Close, Haverhill CB9 0LL

Nestled in the sought-after Wilsey development, this delightful detached residence exudes charm. The tastefully adorned house features an extended layout with meticulous attention to detail, seamlessly blending comfort and style.

Upon entry, you are welcomed by two inviting reception rooms, perfect for entertaining or unwinding with loved ones. Boasting four bedrooms, including a master suite with an en suite, there is ample space for a growing family. The property includes a contemporary bathroom, ensuring convenience and luxury for all.

The heart of the home is the open plan kitchen, harmoniously connected to the adjacent living areas, ideal for contemporary living. The beautifully landscaped garden serves as a peaceful retreat, perfect for enjoying morning coffees or hosting summer gatherings.

This property epitomises sophistication and allure, offering modern comforts. Whether seeking a family abode or an entertainment space, this residence on Fastnet Close is certain to captivate with its thoughtful design.



Council Tax Band: D



## 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.

## Porch

The entrance door opens onto a porch, offering a practical space for coats and shoes. There's a window on the side, complemented by oak flooring, and another door leading to the entrance hall.

## Entrance Hall

From the porch, you are greeted by a bright and inviting entrance with a radiator and Karndean flooring. The staircase leads up to the first floor, while double doors open to the living room. Additionally, there is a built-in storage cupboard for added convenience.

## WC

Window to front, fitted with three piece suite comprising, vanity wash hand basin with mixer tap and tiled splashbacks and low-level WC. The front-facing window bathes the room in natural light, complementing the three-piece suite. It features a stylish vanity wash hand basin with a modern mixer tap, surrounded by tastefully tiled splashbacks, and a low-level WC,

## Living Room

22'10" x 12'3"

This spacious room, perfect for a large family, offers flexibility in furniture arrangement. It features French doors leading to the rear garden, a radiator, and an elegant fireplace, enhancing its charm.

## Kitchen

15'11" x 9'8"

This kitchen features base and eye-level cabinets with solid zebrano countertops, a 1.5 bowl ceramic sink with a modern stainless steel mixer tap, and connections for a washing machine. It includes space for a fridge/freezer, an electric double oven, a built-in ceramic hob with an overhead extractor, and an integrated dishwasher. Natural light floods in from a bay window and two side windows, while polished tiled flooring ensures easy maintenance and adds to its refined look.

## Dining Room

9'0" x 9'8"

The dining area seamlessly extends from the kitchen, creating an ideal space for both entertaining guests and enjoying family meals. Here, you'll discover beautiful oak flooring, a cozy radiator, and double doors that open into the breakfast room.

## Breakfast Room

8'7" x 9'8"

This room is a delightful extension that enhances the ground floor's spacious and well-connected layout. It features a rear window, two skylights, a radiator, oak flooring, and French doors opening to the garden.

## Landing

A charming galleried landing featuring two elegant front windows, a loft hatch, and access to all first-floor rooms.

## Bedroom 1

18'6" x 11'5"

The main bedroom is a captivating space, with a focal half-moon-shaped window set in the feature wall. An additional window offers views of the garden. This room boasts stylish built-in triple wardrobes with sliding doors and a radiator for added comfort.

## En-suite

Equipped with a contemporary three-piece suite including a vanity wash hand basin with a mixer tap and tiled splashbacks, a tiled double shower enclosure with an integrated shower and glass screen, as well as a low-level WC and a heated towel rail.

### Bedroom 2

8'0" x 12'9"

A spacious double bedroom featuring a radiator and a rear window with views of the garden.

### Bedroom 3

13'11" x 6'8"

Like the second bedroom, the third bedroom is a double room. It features a front-facing window, a radiator, and wooden flooring.

### Bedroom 4

7'2" x 10'0"

A spacious single bedroom featuring a front-facing window and radiator.

### Bathroom

Step into the inviting family bathroom, complete with a stylish three-piece suite featuring a panelled bath with a shower attachment and mixer tap, a pedestal wash hand basin with a mixer tap, and a low-level WC. Enhanced with a heated towel rail and a side window for a touch of elegance.

### Outside

The property enjoys a great plot with a generous garden that wraps form one side of the house and to the rear providing designated areas for relaxing, entertaining and for the kids to play.

From the kitchen you step out on an eye catching two toned grey block paved patio providing various for relaxation and entertainn

### Garage & Driveway

### Viewings

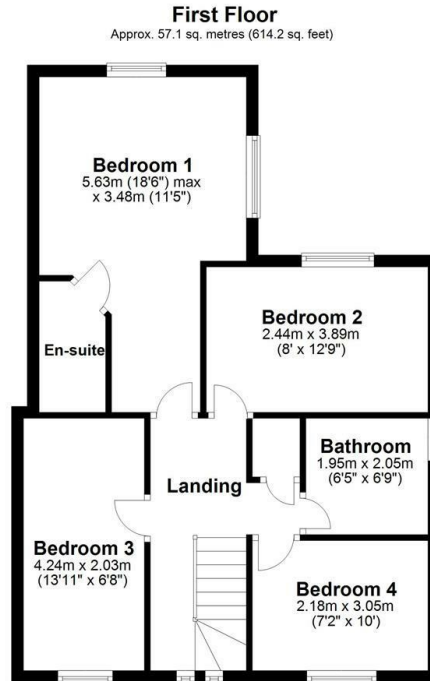
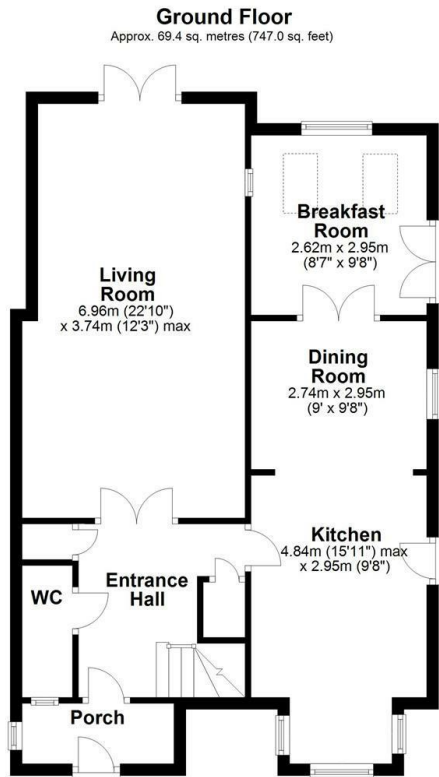
By appointment with the agents.

### Special Notes

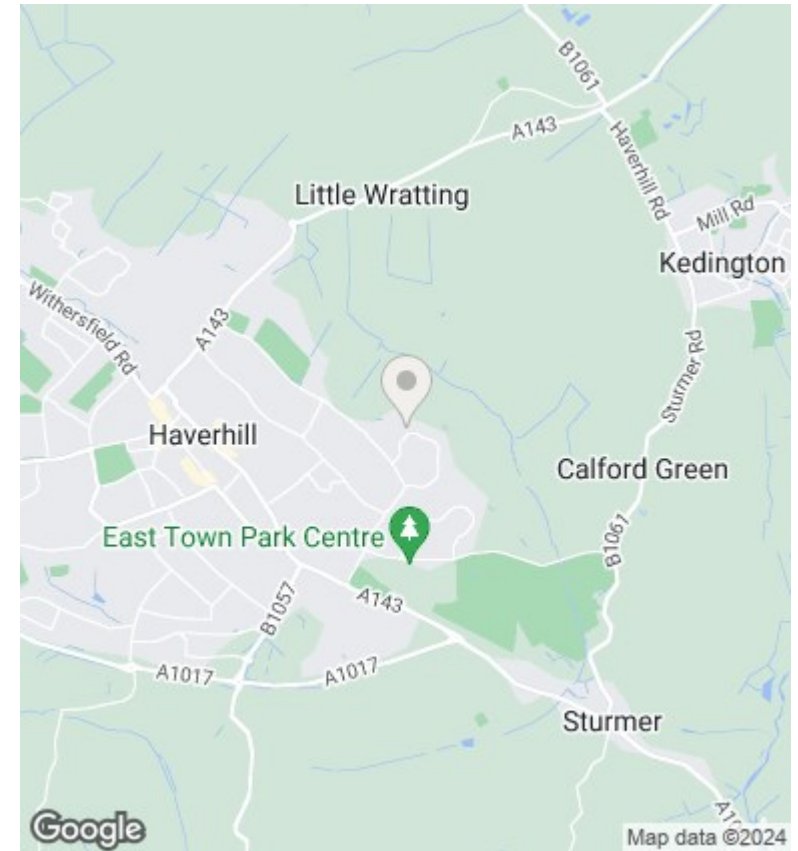
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 126.5 sq. metres (1361.2 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	