



JAMIE WARNER

— ESTATE AGENTS —



13 Beaumont Vale, Haverhill, CB9 8QG

£345,000

- Spacious 4-bedroom semi-detached family home
- Includes a convenient wet room
- Private landscaped garden for relaxation
- Sought-after cul-de-sac location: Beaumont Vale
- Generous sitting room and separate dining room
- Ample off-road parking for convenience
- Extended accommodation - additional bedroom or reception
- Attractive Fitted kitchen
- Features double glazing and gas central heating

13 Beaumont Vale, Haverhill CB9 8QG

Introducing a spacious 4-bedroom semi-detached family home nestled in the sought-after cul-de-sac of Beaumont Vale. This property boasts extended accommodation, offering an additional bedroom or reception room complete with a wet room. Enjoy a generous sitting room, separate dining room, and a fitted kitchen. The attractive, private landscaped garden is perfect for relaxation, while ample off-road parking ensures convenience. Additional features include double glazing and gas central heating, making this a perfect family home.



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.

Entrance Hall

A spacious and welcoming entrance featuring a radiator, built-in under-stairs storage, and a staircase leading to the first floor.

Dining Room

9'5" x 10'2"

The dining room features a radiator, elegant parquet wooden flooring, and patio doors leading to the garden. An archway connects it to the sitting room, with a separate door providing access to the kitchen.

Sitting Room

17'3" x 11'10"

A spacious sitting room featuring windows on the side and rear, offering views of the garden. It also includes a living flame effect gas fire and a radiator.

Kitchen

14'3" x 7'0"

Equipped with a coordinated set of base and eye-level units topped with spacious countertops, this kitchen features a stainless steel sink with a single drainer and mixer tap. It includes an integrated fridge/freezer, dishwasher, and tumble dryer, along with plumbing

for a washing machine. There's a designated space for a cooker with a pull-out extractor hood above, complemented by windows on the front and side. The room is finished with tiled flooring.

Family Room/Bedroom 5

24'2" x 8'11"

A versatile room, previously utilized as an annexe, features a front-facing window, a radiator, and wooden flooring.

Wet Room

Equipped with a three-piece suite that includes a shower area with an electric shower and curtain, a vanity wash hand basin with a mixer tap, full-height tiling on all walls, and a low-level WC. It features a window at the front and a radiator.

Landing

loft access, doors to all first floor rooms.

Bedroom 1

8'4" x 13'4"

The main bedroom boasts a window at the rear, offering a view of the garden, and is also equipped with a radiator.

Bedroom 2

12'6" x 8'3"

Bedroom 2 is a spacious double room featuring a front-facing window, fitted wardrobes and drawers. There is also a radiator.

Bedroom 3

10'0" x 9'0"

A slightly smaller double bedroom features a rear-facing window overlooking the garden, built-in wardrobes and a radiator.

Bedroom 4

6'3" x 10'7"

Bedroom 4 is a spacious single room featuring a front-facing window and a radiator. It includes a double door leading to a storage cupboard and houses the wall-mounted gas boiler, which serves the heating system and provides domestic hot water.

Bathroom

Equipped with a luxurious five-piece suite, this bathroom features a jacuzzi bath with a mixer tap, a vanity washbasin with mixer tap, a tiled shower area with an installed electric shower and glass screen, a bidet, and a low-level WC. The walls are fully tiled to full height, complemented by a heated towel rail, and there is a window to the side for natural light.

Garden & Parking

The rear garden has been beautifully landscaped by the current owners, offering a welcoming and relaxing outdoor space. A paved patio area extends directly from the house, providing a pleasant seating area. Steps lead to the lawn, bordered by a variety of mature flower and shrub displays. A stepping stone pathway winds through the lawn to a timber summerhouse/shed. Additionally, there's another patio area in front of the summerhouse, creating an additional relaxing spot.

A block-paved pathway runs alongside the house, featuring a door into the kitchen, an outdoor tap, and a gate accessing the driveway.

At the front of the property, a block-paved driveway offers off-road parking for approximately three vehicles.

Viewings

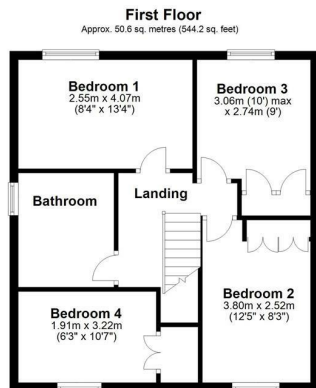
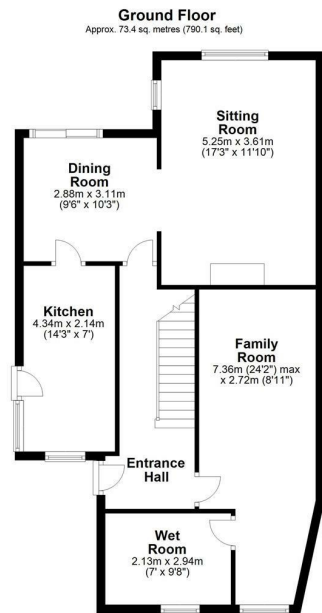
By appointment with the agents.

Special Notes

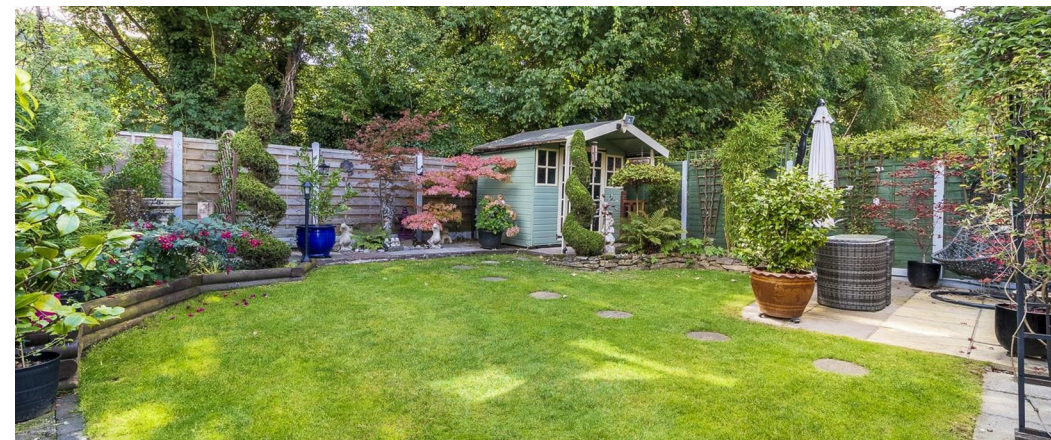
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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







Total area: approx. 124.0 sq. metres (1334.2 sq. feet)



Viewings

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

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

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk