



JAMIE WARNER  
— ESTATE AGENTS —



## 19 Shipp Close, Little Wratting, Haverhill, CB9 7LN

£225,000

- Stylish modern two-bedroom home
- Attractive kitchen with a breakfast bar for easy dining
- Delightful rear garden perfect for outdoor relaxation
- Sought-after Boyton Place development
- Charming sitting area featuring a unique feature wall
- Allocated parking for residents adds ease and convenience
- Open-plan living style for a spacious and airy feel
- Modern bathroom suite & extra downstairs WC
- Ideal location combining tranquility and accessibility

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## 19 Shipp Close, Haverhill CB9 7LN

Welcome to this stylish modern two-bedroom home, perfectly situated on the sought-after Boyton Place development. This property boasts an open-plan living style, featuring an attractive kitchen equipped with a breakfast bar and a charming sitting area highlighted by a feature wall. Enjoy the convenience of a modern bathroom suite, alongside a downstairs WC. The home extends to a delightful rear garden, ideal for outdoor relaxation, and offers allocated parking for residents.



Council Tax Band: B



## 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

Featuring wood-effect flooring, this entrance hall includes a front door and stairs leading to the landing.

### KITCHEN/BREAKFAST ROOM

22'2" x 12'2"

Maximum Measurement, including lounge area. The kitchen features sleek white gloss cabinetry paired with dark wood-effect countertops. It includes a coordinated set of wall and base units, an integral electric oven, a gas hob with an extractor hood, and a stainless steel sink with mixer taps. A wall-mounted gas boiler is present, with designated space and plumbing for appliances. The room also includes a breakfast bar, wood-effect flooring, and a window facing the front.

### LOUNGE AREA

French doors open to the rear garden, complemented by wood-effect flooring, a feature paneled wall, and a radiator.

### DOWNSTAIRS WC

A white suite featuring a low-level WC and a wall-mounted wash hand basin, complemented by wood-effect flooring and an extractor fan.

### LANDING

Loft access, access to all first floor rooms

### BEDROOM ONE

12'2" x 9'6"

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

### BEDROOM TWO

12'2" x 7'10"

This L-shaped room features a built-in cupboard, two front-facing windows, and a radiator.

### BATHROOM

Featuring a white suite that includes a low-level WC, a side-paneled bath with an overhead shower and a glass screen, and a pedestal wash hand basin. The walls are partially tiled, complemented by a radiator and inset spotlights.

## OUTSIDE

Front: The property offers a designated off-road parking space for one vehicle at the front, along with a shared visitor space with

Rear: The landscaped garden features an Indian sandstone patio, a decked seating area, and a timber shed. The remaining area is lawned and includes gated rear access.neighboring properties.

## Maintenance charge

As with all the properties on this development there is an annual maintenance charge for the up keep of the development. The vendors have paid £110.38 for the current year.

## Viewings

By appointment with the agents.

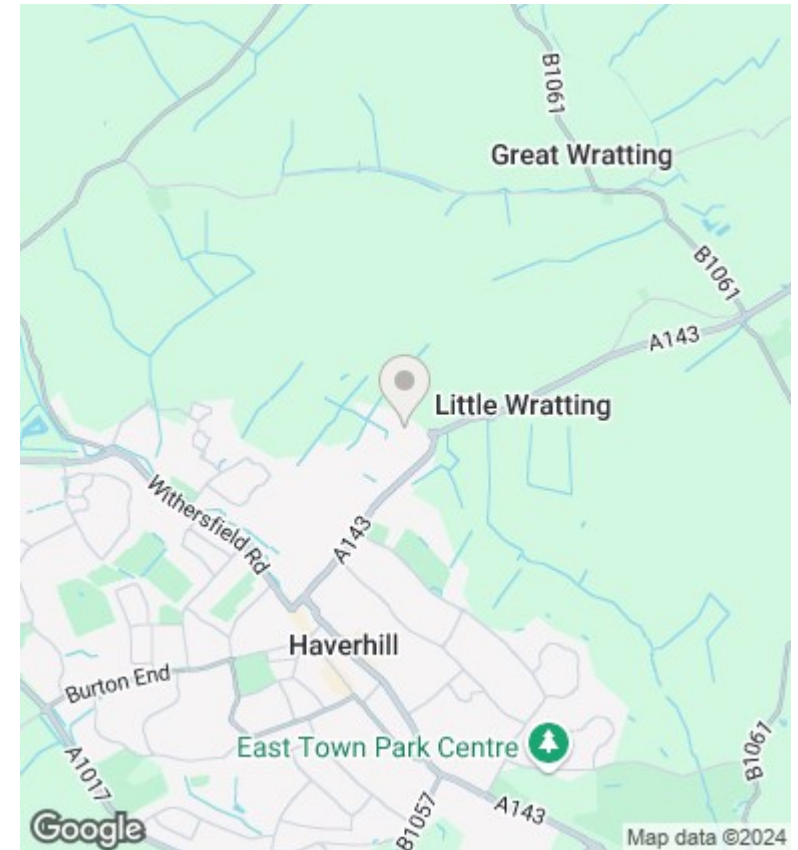
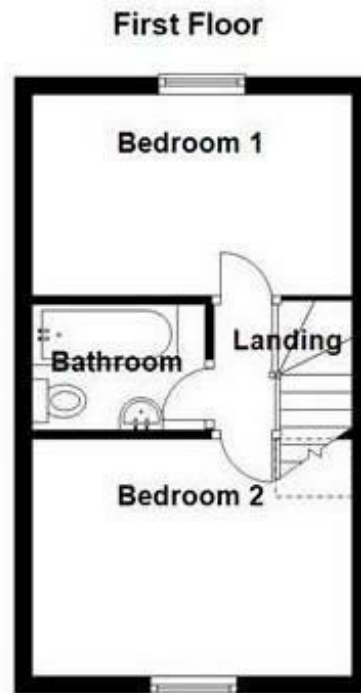
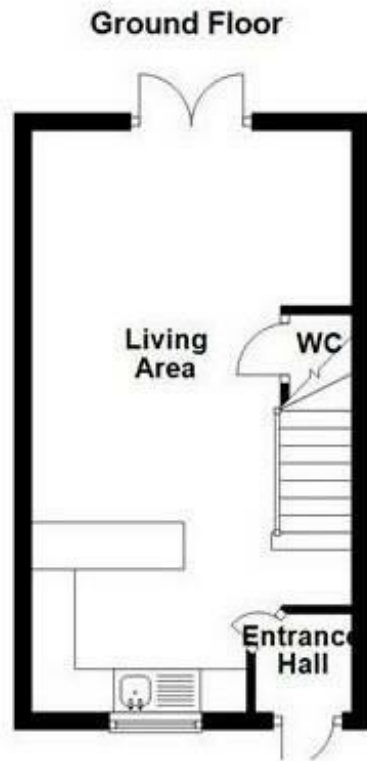
## Special Notes

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 B

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	