



## 15 Mellis Close, Haverhill, CB9 7FL

Guide Price £430,000

- Stunning detached house
- Two bathrooms & downstairs WC
- Extended living space
- Two reception rooms
- Garage & ample parking
- Modern kitchen/dining room
- Four bedrooms
- Desirable Hanchett Grange development
- Beautifully landscaped Gardens



# 15 Mellis Close, Haverhill CB9 7FL

Welcome to this stunning detached house located on the well-regarded Hanchett Grange development. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with the family. With four bedrooms and two bathrooms, there is ample space for everyone in the household.

This home offers convenient access from the Cambridge side of town, making it ideal for commuters. The property has been extended to provide a generous 1395.7 sq. ft. of living space, ensuring comfort and room to move around.

One of the highlights of this property is the stunning kitchen/dining room perfect for modern living. Additionally, the beautifully landscaped gardens at the front and rear of the house provide a peaceful retreat where you can unwind and enjoy the outdoors.

Parking will never be an issue with space for up to four vehicles, making it convenient for both residents and guests. Don't miss the opportunity to make this house your home.



Council Tax Band: D



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**Entrance Hall**

Upon entering through the double-glazed entrance door, you are greeted by a welcoming hall adorned with wooden flooring. The hall features elegantly rising stairs to the first floor, complemented by a convenient under-stairs storage cupboard.

**WC**

This WC boasts a window to the front, inviting ample natural light into the space. It features a modern two-piece suite, including a vanity wash hand basin with a sleek mixer tap and a low-level WC. The room is enhanced with tiled splashbacks and flooring.

**Sitting Room**

15'5" x 17'1"  
The sitting room, now extended, offers a spacious and versatile area for arranging furniture, creating an inviting atmosphere. Two rear-facing windows, along with two skylights, bathe the room in natural light, enhancing its welcoming appeal. The warmth of the room is further accentuated by a cast iron wood burner, set under an elegant oak bressumer beam, adding a touch of rustic charm. Additionally, the presence of a radiator ensures comfort throughout the year. French double doors open up to the serene rear garden, seamlessly blending indoor and outdoor living spaces.

**Dining Room**

10'4" x 11'3"  
The dining room, featuring a front-facing window, a radiator and elegant wooden flooring, is seamlessly integrated with the kitchen to create an open-plan design. This welcoming space is perfect for both entertaining guests and enjoying family meals.

**Kitchen**

14'7" x 9'2"  
This kitchen is thoughtfully designed for both functionality and aesthetics, featuring a matching range of base and eye level units complemented by ample worktop space. At one end, you'll find a 1+1/2 bowl stainless steel sink with a single drainer and mixer tap, positioned beneath a window that offers a charming view of the garden. It's equipped with

integrated appliances, including a dishwasher and washing machine, alongside an eye level electric fan-assisted double oven, and a built-in five-ring gas hob with an extractor hood above. A window and a door open to the side garden patio, flooding the area with natural light, while the elegance of slate-tiled flooring enhances the space's appeal.

**Landing**

Window to front, access to all first floor rooms, loft access.

**Bedroom 1**

10'7" x 12'1"  
The main bedroom features a window facing the front, enhancing natural light, and includes a radiator for comfort. It also offers direct access to an en suite bathroom and boasts two built-in cupboards for ample storage.

**En-suite**

The en suite features a recessed shower enclosure with a fitted shower unit and glass screen, complemented by a vanity wash hand basin with mixer tap, and a low-level WC. It also includes a window to the side, enhancing the natural light, and a heated towel rail for added comfort.

**Bedroom 2**

8'4" x 11'5"  
This spacious double bedroom features a window overlooking the beautifully landscaped rear garden. It includes a radiator and a built-in double cupboard with sliding doors for ample storage space.

**Bedroom 3**

8'4" x 7'6"  
A spacious room featuring a window overlooking the garden at the rear, complete with a radiator for added comfort.

**Bedroom 4**

6'7" x 8'7"  
This spacious bedroom features a radiator for comfort and a window that offers a front view

**Bathroom**

This bathroom is elegantly fitted with a three-piece suite, featuring a panelled bath with an independent shower overhead, complete with a mixer tap and a sleek glass screen. A vanity wash hand basin with a mixer tap, alongside a low-level WC, enhances the room's functionality. Full-height tiling covers all walls, adding to the luxurious feel. For added comfort, there's a heated towel rail and a window to the rear, ensuring natural light and ventilation.



### Outside

This property features a spacious and beautifully maintained plot, complete with meticulously landscaped gardens. The front garden welcomes visitors with its charming beauty, while the primary garden unfolds at the rear, offering a secluded retreat.

Directly accessible from both the sitting room and the kitchen, the rear garden boasts a large paved patio, perfect for outdoor dining and entertaining. Step down onto the patio to discover a well-kept lawn, an ideal playground for children, surrounded by a delightful array of flowering plants and shrubs that create a calm atmosphere.

Nestled in one corner of the garden is a raised timber decking area, providing an additional seating option for relaxing moments. In the opposite corner, a versatile garden room is present, currently utilized as a gym by the owners but easily convertible into a cozy garden bar or a convenient home office, complete with power and lighting for added convenience. Additional features include a handy garden tap and outdoor lighting, improving the function and appeal of this outdoor space.

### Garage & Driveway

The garage features an up-and-over door, equipped with power and lighting. A double driveway leads to the garage, offering side-by-side parking. Adjacent to the pathway, a lawn area presents an additional parking alternative for future needs.

### 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

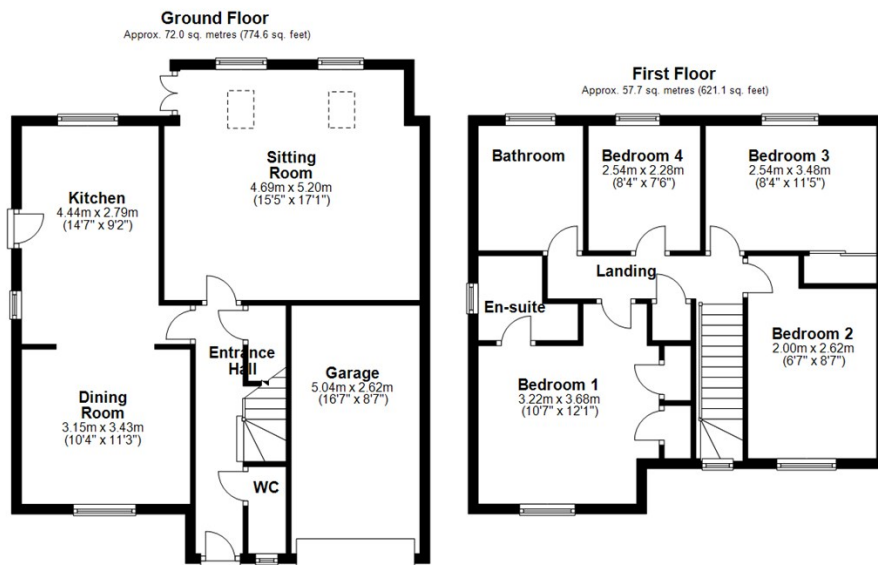
By appointment with the agents.











Total area: approx. 129.7 sq. metres (1395.7 sq. feet)

## Viewings

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

## Council Tax Band

