

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

£335,000

- Spacious three-bedroom detached home
- Large sitting room with garden access
- Single garage & drive
- Bright kitchen/dining room
- Principal bedroom with en-suite
- Modern design perfect for families
- Utility room and convenient cloakroom
- Low-maintenance garden
- Beautifully presented throughout

## 36 Shipp Close, Haverhill CB9 7LN

A beautifully presented three-bedroom detached home offering spacious and versatile living across two floors. The ground floor boasts a bright kitchen/dining room, a utility room, a cloakroom, and a generously sized sitting room with French doors opening to the garden. Upstairs, the principal bedroom features fitted wardrobes and an en-suite, alongside two additional bedrooms and a stylish family bathroom.

Outside, the low-maintenance rear garden includes artificial lawn and two patio areas, ideal for outdoor relaxation or entertaining. A single garage with power, lighting, and additional storage, along with a driveway offering parking for multiple vehicles, completes this excellent home. Perfectly designed for modern family living.



Council Tax Band: C





## 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.

### Ground Floor

#### Entrance Hall:

Step into the welcoming entrance hall, featuring a radiator, stairs to the first floor, and doors leading to the heart of the home.

#### Kitchen/Dining Room

18'5" x 9'5" (5.61m x 2.87m):

Bright, spacious, and designed with practicality in mind, the kitchen/dining room boasts a range of matching base and eye-level units with stylish worktops. Highlights include a stainless steel sink, space for a fridge/freezer and dishwasher, a fitted electric double oven, and a sleek four-ring ceramic hob with an extractor hood. Natural light streams through the windows on both the front and side, and the room is finished with two radiators, easy-to-clean vinyl flooring, and charming half-height wood-panelled walls. A door conveniently connects to:

#### Utility Room

6'2" x 5'2" (1.88m x 1.58m):

This practical space offers additional storage with fitted base and eye-level units, along with a worktop surface, plumbing for a washing machine, and space for a tumble dryer. With a radiator, vinyl flooring, and access to the garden via the back door, it's a functional yet stylish addition. A further door leads to:

#### WC:

A neatly presented cloakroom with a modern two-piece suite, including a wall-mounted wash hand basin with mixer tap and tiled splashbacks, alongside a low-level WC. Finished with durable vinyl flooring.

#### Sitting Room

18'5" x 10'2" (5.61m x 3.10m):

Ideal for relaxing or entertaining, the sitting room is spacious and filled with natural light from a large front-facing window and French doors that open directly into the garden. Two radiators provide warmth, while a sleek media wall adds a contemporary touch.

### First Floor

#### Landing

The landing features a window to the rear, a radiator, a storage cupboard, and doors leading to all bedrooms and the family bathroom.

#### Bedroom 1

14'3" x 10'5" (4.34m x 3.18m):

The principal bedroom is generously sized and stylishly appointed, with a rear-facing window and fitted double wardrobes featuring full-length mirrored sliding doors. A sliding door leads to:

#### En-suite:

This well-designed en-suite includes a three-piece suite with a pedestal wash hand basin and mixer tap, a tiled shower cubicle with a fitted power shower and glass screen, and a low-level WC. Half-tiled walls, a window to the front, two radiators, and vinyl flooring complete the space.

#### Bedroom 2

10'5" x 6'7" (3.18m x 2.00m):

A versatile second bedroom with a front-facing window and radiator, perfect as a guest room, child's bedroom, or home office.

### Bedroom 3

9'5" x 7'8" (2.87m x 2.33m):

This bright and airy third bedroom benefits from a rear-facing window and a radiator, offering a cozy and functional space.

### Bathroom:

The family bathroom features a modern three-piece suite, including a panelled bath with mixer tap, a wash hand basin with mixer tap, and a low-level WC. Tiled splashbacks, a front-facing window, a radiator, and vinyl flooring complete this relaxing space.

### Outside

The rear garden offers a fantastic outdoor space designed for low-maintenance living. It features an artificial lawn, complemented by two paved patio areas. One is conveniently located just outside the house, while the other, a larger patio, is positioned at the far end of the garden—perfect for relaxing or entertaining. A side gate provides access to the driveway and garage.

### Garage and Driveway

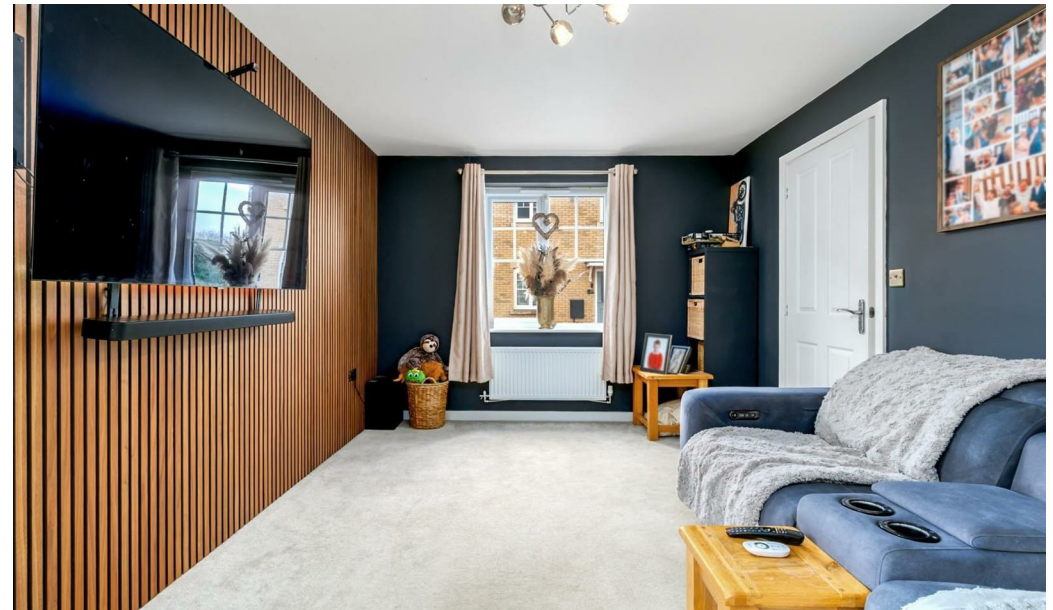
The property includes a single garage equipped with an up-and-over door, power, lighting, and additional storage space in the eaves. The tarmac driveway offers off-road parking for multiple vehicles, ensuring convenience and practicality.

### 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.

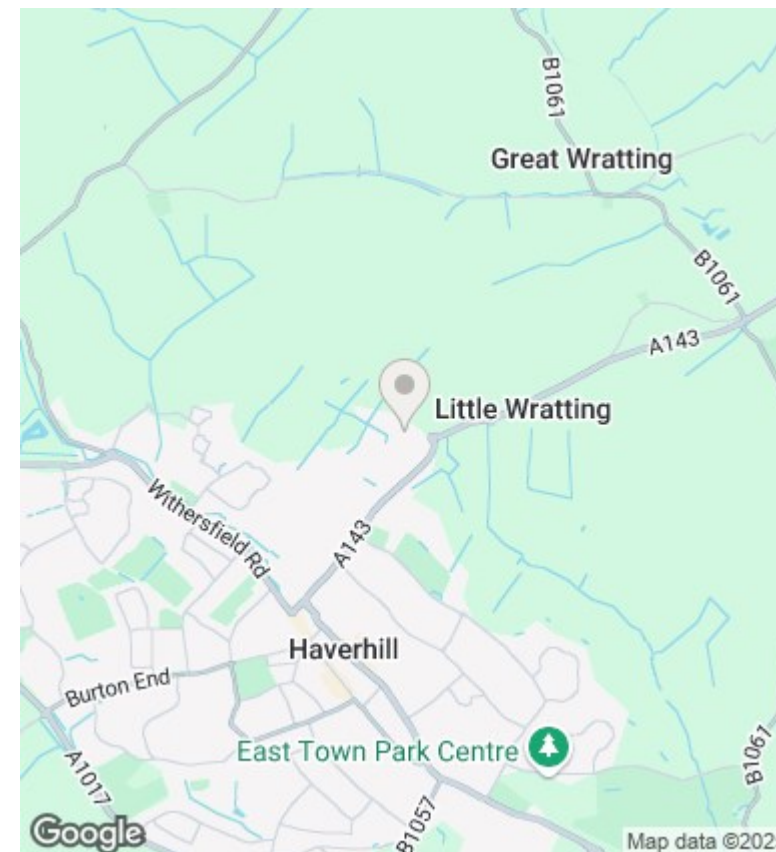








Total area: approx. 90.7 sq. metres (976.6 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC