



## 23 Clements Lane, Haverhill, CB9 8JR

£400,000

- Over 1600 sq ft of space
- Elegant kitchen/diner with granite worktops
- Luxury bathroom with four-piece suite
- Characterful home with modern updates
- Bright sitting room with wood burner
- Stunning 100ft private rear garden
- Four spacious, well-lit bedrooms
- Versatile office with garden access
- Driveway with parking and potential



## 23 Clements Lane, Haverhill CB9 8JR

A beautifully presented semi-detached home offering 1,607 sq. ft. of versatile living space across three floors, located on a peaceful lane near the town centre. This charming property blends character with modern touches and features a stunning 100ft+ rear garden.

The ground floor includes a bright sitting room with a wood burner, an office with patio doors, and a stylish kitchen/dining room with granite worktops. Additional conveniences include a utility room and contemporary WC. Upstairs are four spacious bedrooms, including a dual-aspect master, and a luxurious family bathroom with a four-piece suite.

The expansive rear garden boasts a paved terrace, large lawn, mature trees, and secluded seating areas, with ample driveway parking and potential for further development. An ideal family home in a sought-after location close to local amenities.



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.

**Porch**  
Step through the inviting entrance door into a charming tiled-floored porch, offering a seamless open plan transition to the entrance hall.

**Entrance Hall** Step into the entrance hall, featuring a stylish radiator, tiled flooring, and a striking red brick feature wall. The staircase to the first floor adds a touch of grandeur, while providing access to all ground floor rooms.

**Sitting Room**  
4.80m (15'9") x 4.32m (14'2")  
A bright and spacious sitting room features a charming bow window at the front, filling the space with natural light. At its heart, a characterful inglenook fireplace creates the perfect nook for a TV, complemented by a cast-iron wood burner and radiator for added warmth and ambiance. Stunning oak flooring seamlessly extends into the adjoining areas, enhancing the room's timeless appeal.

**Office Area**  
3.91m (12'10") x 1.83m (6')  
Perfect for working from home or quiet study time, this office area features oak flooring, radiator and patio doors that bathe the space in natural light while opening out to the garden.

**Kitchen/Dining Room**  
4.29m (14'1") x 3.48m (11'5")  
A modern and well-appointed kitchen/dining room fitted with a stylish range of base and eye-level units with luxurious granite worktops. The 1+1/2 bowl sink unit with drainer and mixer tap complements the sleek design, alongside a fitted electric double oven, four-ring gas hob with extractor, and spaces for a dishwasher

and fridge/freezer. The dual-aspect windows provide delightful views of the rear garden, while tiled flooring and a radiator complete the elegant look.

**WC**  
A contemporary ground-floor WC fitted with a two-piece suite, including a wall-mounted wash hand basin with mixer tap, tiled splashback, and low-level WC. Tiled flooring ensures easy maintenance.

**Utility Room**  
2.65m (8'8") x 1.53m (5')  
This practical utility room features a twin bowl butler sink with a stainless steel swan neck mixer tap, plumbing for a washing machine, and a window overlooking the garden. A radiator and tiled flooring provide functionality and style. A door also provides access to the garden.

First Floor

**Landing**  
The first-floor landing benefits from a window to the rear, offering lovely garden views. A staircase leads upwards to the second floor.

**Bedroom 1**  
4.43m (14'6") x 3.96m (13')  
A generously sized master bedroom with charming dual-aspect windows to the front and rear, giving views over the garden. Pine flooring and a radiator complete the space.

**Bedroom 4**  
4.31m (14'2") x 2.57m (8'5") incl wardrobes  
This versatile bedroom features two fitted wardrobes, oak flooring, and a window to the front. A wall-mounted wash hand basin adds convenience to this stylish space.

**Bathroom**  
3.70m (12'1") x 1.71m (5'7")  
The spacious family bathroom boasts a luxurious four-piece suite, including a panelled bath with mixer tap, a pedestal wash hand basin, a tiled triple shower area with a power shower and glass screen, and a low-level WC. A heated towel rail, window to the rear, and fully tiled-effect flooring enhance the space further.

Second Floor

**Landing**  
The second-floor landing is brightened by a window to the rear, offering elevated views over the garden.

**Bedroom 3**  
4.61m (15'1") x 2.69m (8'10")  
A beautifully presented double bedroom with a window to the front, wooden flooring, and ample storage space within the eaves.

**Bedroom 2**



4.33m (14'2") x 2.69m (8'10")

Another spacious bedroom, mirroring the charm of Bedroom 3, with a window to the front, wooden flooring, and generous eaves storage.

#### Outside

The rear garden is an outstanding feature of the property, offering a substantial and versatile outdoor space that will appeal to both keen gardeners and those simply looking to enjoy a peaceful, private setting. Immediately outside the house is a generous paved terrace with ample room for outdoor furniture, providing an ideal spot for relaxing or entertaining with friends and family. The garden opens out to a large level lawn, bordered by mature trees, shrubs, and well-established planting, creating a wonderful sense of privacy and seclusion.

There are several distinct areas to enjoy, including a more shaded corner with a bistro set tucked beneath leafy foliage – perfect for a quiet moment with a book. A 24ft timber garage/workshop and additional sheds provide excellent storage options, and the garden also benefits from a long driveway running alongside, with space for parking or potential to further develop as needed. With plenty of open lawn, secluded seating spots, and attractive planting, this garden offers both beauty and practicality in equal measure – a truly special outdoor space.

#### 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.

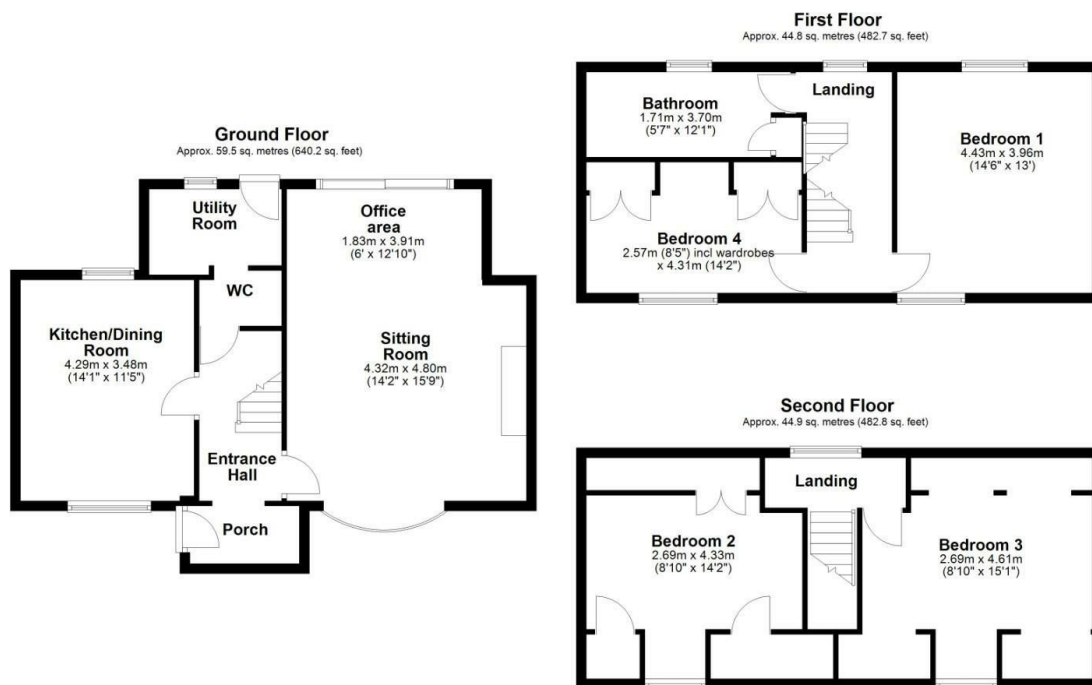
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

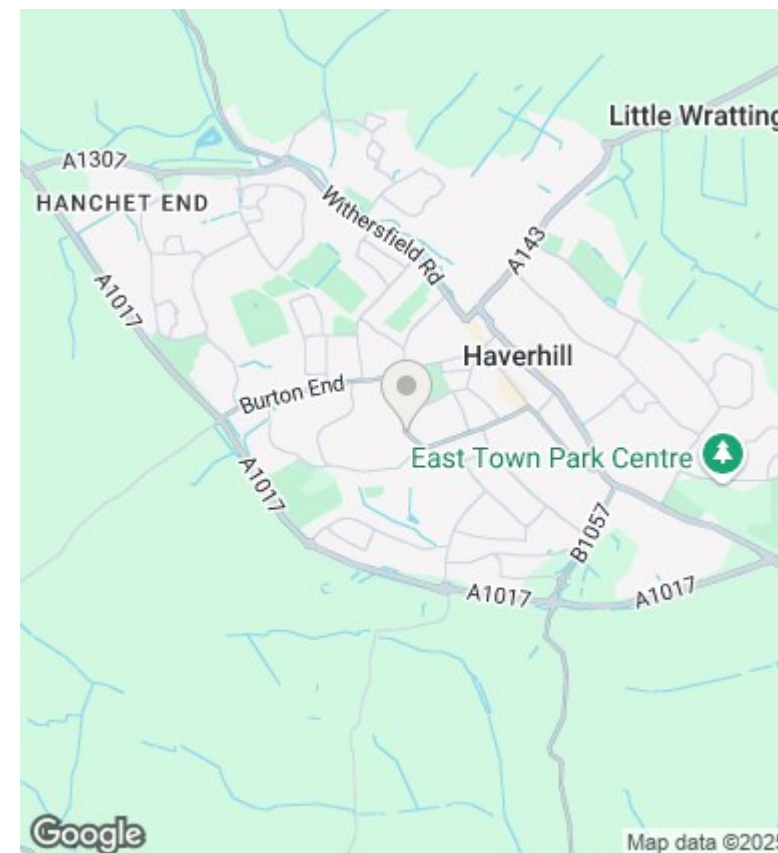








Total area: approx. 149.2 sq. metres (1605.7 sq. feet)



## Directions

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

## Viewings

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

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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