







19 Howard Close, Haverhill, CB9 9QT

Guide Price £360,000

- Four-bedroom end-terraced townhouse
- Separate dining room/home office
- Bedroom two en-suite included

- Private drive, quiet location
- First-floor sitting room views
- Pleasant rear garden space

- Spacious kitchen/dining room
- Main bedroom with en-suite & dressing room
- Single garage and parking

19 Howard Close, Haverhill CB9 9QT

A striking, spacious and beautifully presented four-bedroom end-terraced townhouse, quietly situated on a private drive serving just four properties. This stunning home offers ample living space, starting with a generous kitchen/dining room ideal for family life and entertaining, as well as a separate dining room or home office. The first-floor sitting room boasts lovely views, while the main bedroom benefits from an en-suite bathroom and a separate dressing room. Bedroom two also features its own en-suite shower room, with an additional downstairs WC and a family bathroom catering to the rest of the household. Outside, enjoy a pleasant rear garden, a single garage, and parking. A must-see property to truly appreciate the size and layout on offer!

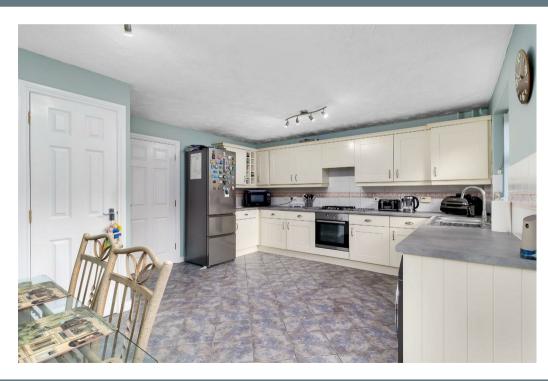








Council Tax Band: D





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 twiceweekly 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 allweather 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

The entrance is a warm and inviting space, featuring a side window, access to all ground floor rooms, and a staircase leading to the first floor.

The downstairs cloakroom features a side-facing window and a stylish two-piece suite, including a corner wash hand basin with a mixer tap and a low-level WC. It is enhanced by tiled splashbacks and tiled flooring.

Dining Room

13'0" x 8'8"

A spacious dining room that can easily double as a home office, featuring a front-facing window and a radiator.

Kitchen/Dining Room

13'9" x 16'1"

This spacious kitchen and dining area is ideal for hosting guests or accommodating a large family. It features a coordinated range of base and wall-mounted units with rounded-edge worktops, a 1.5-bowl stainless steel sink with a drainer and mixer tap, and ample space for a washing machine, fridge/freezer, and dishwasher. The kitchen is equipped with a built-in electric fan-assisted oven, a four-ring gas hob with a pull-out extractor hood, and a wall-mounted gas boiler providing heating and hot water. A window overlooks the rear garden, while French doors lead directly outside, creating a seamless flow between indoor and outdoor spaces. Additionally, a convenient storage cupboard adds practicality to this well-designed room.

Landing

Radiator, access to all first floor rooms.

Bedroom 2

11'1" x 16'1"

A generously sized double bedroom featuring two rear-facing windows that offer charming views of the garden. The room is equipped with a radiator, and a door provides access to a private en-suite.

En-suite Bathroom

Featuring a modern three-piece suite, this bathroom includes a panelled bath with an overhead shower, mixer tap, and a glass screen. A sleek vanity unit houses the wash hand basin with a mixer tap and tiled splashbacks, complemented by a low-level WC. Additional features include a side window for natural light, a radiator for warmth, and tiled flooring for a clean, polished finish.

Sitting Room

13'0" x 16'1"

This charming room features three floor-to-ceiling windows at the front, flooding the space with natural light and offering delightful views. It is further enhanced by a radiator and elegant wooden flooring, creating a warm and inviting atmosphere.

Landing

Access to all 2nd floor rooms.

Bedroom 1

13'0" x 10'3"

The main bedroom features two front-facing windows that provide beautiful views. It includes a door leading to a private en-suite bathroom and an archway that opens into a convenient dressing room.

En-suite

Featuring a stylish three-piece suite, this bathroom includes a vanity wash hand basin with a mixer tap and tiled splashback, a tiled shower enclosure with a fitted shower and glass screen, and a low-level WC. Additional features include a front-facing window, a radiator, and elegant tiled flooring.

Dressing Room

6'10" x 5'6"

The dressing room provides a convenient and practical space, perfect for wardrobes, ensuring the main bedroom remains uncluttered and spacious.

Bedroom 3

9'11" x 8'7"

Bedroom 3 features a rear-facing window with a view of the garden and is equipped with a radiator for optimal comfort.

Bedroom 4

9'11" x 7'2"

Like bedroom 3, this room features a rear-facing window offering lovely views of the garden, along with a radiator for added comfort.

Bathroom

Featuring a three-piece suite, this bathroom includes a panelled bath with a shower attachment and mixer tap, a vanity wash hand basin with a mixer tap and tiled splashback, and a low-level WC. A side window provides natural light, while tiled flooring completes the space.

Outside

The rear garden features a paved pathway that stretches along the back of the property, with steps leading up to the main garden. The garden itself is primarily laid to lawn, complemented by a decking area at the rear—perfect for seating and relaxation. Enclosed by timber fencing, the space offers privacy and practicality, with the added convenience of an outdoor tap. A paved path also runs along the side of the house, providing access to a gate that leads to the front of the property.

Garage & Drive

A single garage is located at the front of the house, equipped with power and lighting for convenience. It features an up-and-over door and additional storage space within the eaves. A tarmac driveway leads to the garage, offering off-road parking for up to two 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.









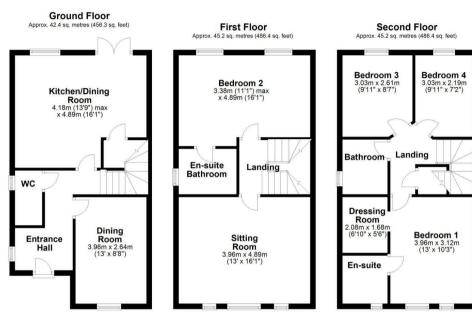












Total area: approx. 132.8 sq. metres (1429.2 sq. feet)

Viewings

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



