



## 9 Hollesley Avenue, Haverhill, CB9 7WS

£425,000

- Sought-after Hanchet Manor location
- Spacious living room and conservatory
- Modern bathroom and ground floor WC
- Four well-proportioned bedrooms
- En suite to principal bedroom
- Landscaped garden with patio and deck
- Refitted kitchen with Corian worktops
- Built-in storage to all bedrooms
- Garage and driveway for two vehicles

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### STYLISH FAMILY HOME ON THE HIGHLY DESIRABLE HANCHET MANOR DEVELOPMENT

Situated on the sought-after Cambridge side of town, this well-presented four-bedroom home offers spacious and versatile living throughout. Features include a stunning refitted kitchen, generous living room, conservatory, two bathrooms, and built-in storage to all bedrooms. The beautifully landscaped rear garden provides excellent entertaining space, while the garage and driveway offer off-road parking for two vehicles.



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 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

A welcoming entrance with stairs rising to the first floor, a useful under-stairs storage cupboard, and doors to the principal ground floor rooms.

#### Cloakroom

Conveniently positioned off the hallway, comprising WC and hand wash basin, with a window to the front.

#### Living Room – 5.16m x 3.56m (16'11" x 11'8")

A generously proportioned living space featuring a gas fireplace, radiator, and a window overlooking the rear garden. Sliding doors open into the conservatory, offering a seamless flow for relaxing or entertaining.

#### Conservatory – 3.99m x 3.20m (13'1" x 10'5")

A versatile room with power and lighting connected, radiator, and French doors opening out

to the garden — ideal as an additional sitting area or garden room.

#### Kitchen – 4.47m x 2.77m (14'7" x 9'1")

Stylishly refitted and well-equipped with a range of base and eye-level units, Corian worktops, and a range oven with induction hob. Includes a one and a half bowl sink with stainless steel tap, integrated dishwasher and washing machine, and space for an American-style fridge/freezer. A window offers garden views, and a door provides direct access outside.

#### Dining Room – 3.15m x 3.10m (10'4" x 10'2")

A bright and flexible reception room set to the front of the property — perfect for formal dining, entertaining, or home working. Radiator and front-facing window.

### FIRST FLOOR

A spacious landing gives access to all bedrooms, the family bathroom, and a built-in storage cupboard.

#### Bedroom One – 4.09m x 3.45m (13'5" x 11'3")

A generous principal bedroom with fitted wardrobes with sliding mirrored doors providing an abundance of storage, radiator, and window to the front. Door to:

#### En Suite

Modern suite comprising shower enclosure, hand wash basin, WC, heated towel rail, and window to the side.

#### Bedroom Two – 2.64m x 2.59m (8'7" x 8'5")

A spacious bedroom overlooking the rear garden, with built-in cupboard and radiator.

#### Bedroom Three – 2.64m x 2.54m (8'7" x 8'3")

Also enjoying rear garden views, with built-in cupboard and radiator.

#### Bedroom Four – 3.00m x 2.59m (9'10" x 8'5")

A well-proportioned double bedroom with built-in cupboard, radiator, and front-facing window.

#### Family Bathroom

Comprising a three-piece suite with low-level WC, vanity wash basin, and a bath with hand-held shower attachment. Includes built-in storage, radiator, and a window to the rear.

### OUTSIDE

The rear garden offers a generous and private outdoor space, featuring a well-maintained lawn bordered by mature trees, shrubs, and established planting. A paved patio directly behind the house provides the perfect area for outdoor dining. This area is enclosed by an attractive balustrade with an opening providing access to the lawn.

To one side, is a further terrace framed by decorative fencing and floral borders creates an additional seating or entertaining area. A garden shed is positioned in the corner for storage, and a pergola sits toward the rear of the garden, offering further interest and shade around the terrace.

The garden is fully enclosed by timber fencing and includes gated access to the front. Practical features include an outside tap and double outdoor power socket.

#### Garage & Parking

The single garage has power and light connected and is accessed via an up-and-over door. A tarmac driveway to the front provides off-road parking for two vehicles.

#### Viewings

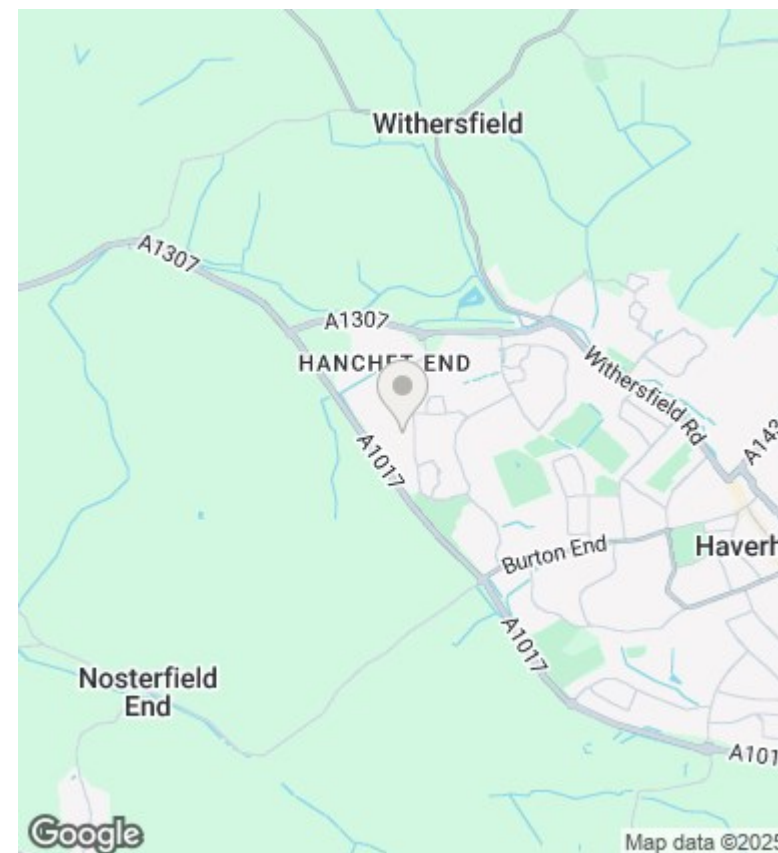
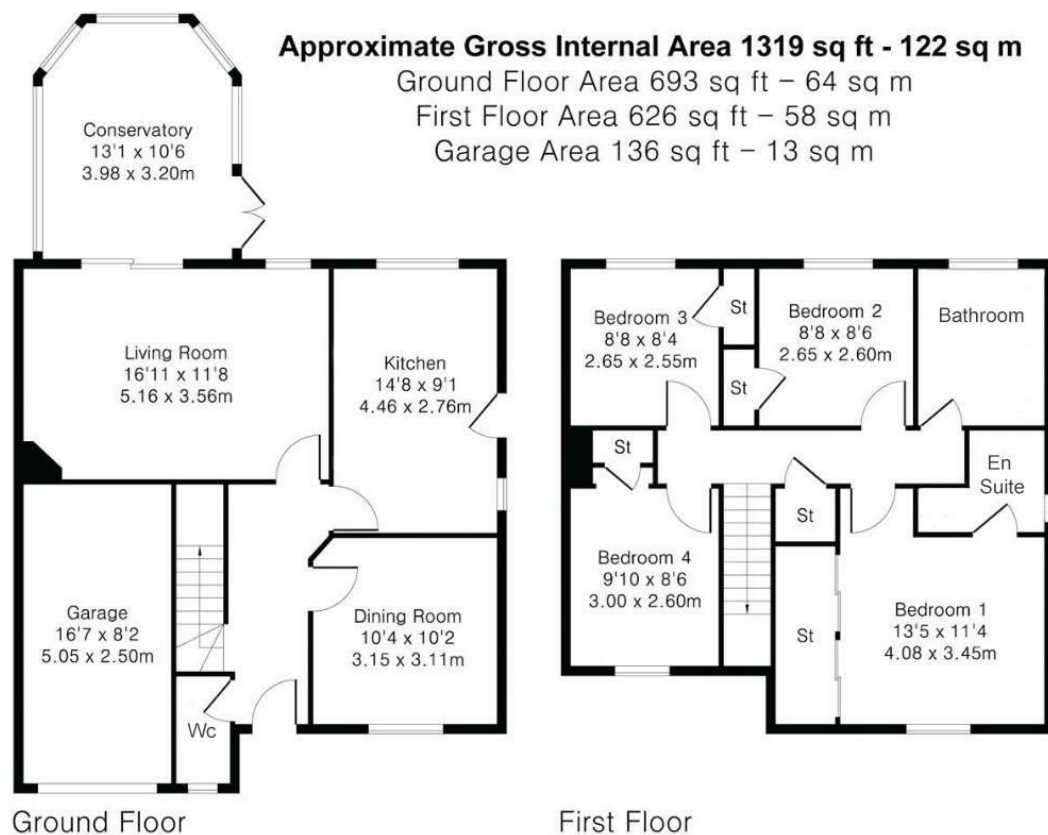
By appointment with the agents.

#### 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.







## Directions

## 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