



## 5 Ross Close, Haverhill, CB9 0LQ

Offers Over £350,000

- Quiet cul-de-sac location
- No onward chain
- Master with fitted wardrobes
- Short walk to Haverhill Golf Club
- South-facing rear garden
- Ample parking and garage
- Detached three-bedroom bungalow
- Recently refitted kitchen
- Workshop and utility room



## 5 Ross Close, Haverhill CB9 0LQ

### DETACHED BUNGALOW IN A QUIET CUL-DE-SAC WITH SOUTH-FACING GARDEN

Tucked away in the peaceful Ross Close, this well-presented three-bedroom detached bungalow offers generous living space, a versatile layout, and the convenience of no onward chain. The light-filled lounge opens directly onto the south-facing rear garden via French doors, while the recently refitted kitchen provides a modern, practical cooking space.

The property features three double bedrooms, including a master with fitted wardrobes, and two well-appointed bathrooms for added flexibility. Additional highlights include a utility room, laundry room, and a workshop, perfect for hobbies or storage.

Outside, the home enjoys a generous corner plot with ample driveway parking, a detached garage, and a private rear garden with far-reaching views, ornamental pond, and patio seating areas. A rare opportunity in a sought-after location, this bungalow combines comfort, space, and a superb position on the edge of Haverhill.



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.

**Entrance Hallway** – The front door opens into a welcoming hallway which includes a cupboard housing the gas and electric meters, an additional storage cupboard, and a radiator.

**Lounge** – 4.39m x 4.09m (14'5" x 13'5") – This bright and inviting room features French doors opening out into the rear garden. A fitted bookcase incorporates a built-in LED fireplace, complemented by wall lights, with a concealed radiator adding to the clean finish.

**Kitchen** – 3.10m x 3.12m (10'2" x 10'3") – The kitchen has been recently refitted with a matching range of base and wall units topped with work surfaces. There is a built-in electric oven with ceramic hob and extractor fan above, as well as a separate induction hob. A stainless steel sink and drainer is fitted with a separate instant hot water tap, while under-counter lighting enhances the workspace. A UPVC double glazed window overlooks the rear garden, and a concealed radiator completes the room.

**Utility Room** – The utility room has a patio door leading out into the rear garden and a double glazed window to the rear aspect. There is space for a built-in dishwasher with work surfaces over.

**Dining Room** – 3.05m x 2.18m (10' x 7'2") – The dining room enjoys patio doors that open onto a private side patio area. A door leads through to the laundry room.

**Laundry Room** – 2.79m x 1.91m (9'2" x 6'3") – This practical space is fitted with a matching range of base and wall units, with space and plumbing for a washing machine and tumble dryer. The wall-mounted gas boiler is also housed here, and a double glazed window to the side provides natural light.

**Shower Room** – 2.82m x 1.93m (9'3" x 6'4") – The shower room is fitted with a walk-in shower unit and electric shower over, a low-level WC, and a wash hand basin set within a vanity unit. An obscure double glazed window to the side aspect, extractor fan, inset spotlighting, and a radiator complete the room.

**Bedroom One** – 3.38m x 3.10m (11'1" x 10'2") – Bedroom one enjoys views over the rear garden and features Tudor oak wood panelling to one wall with downlighters. A double wardrobe with mirrored sliding doors provides storage, and an airing cupboard houses the immersion. A radiator completes the space.

**Bedroom Two** – 3.05m x 2.67m (10' x 8'9") – This bedroom includes a UPVC double glazed window to the front aspect and a radiator.

Bedroom Three / Study – 3.05m x 3.05m (10' x 10') – This flexible room is currently used as a study but could also serve as a guest bedroom. It features a UPVC double glazed window to the front aspect, a privacy window to the entrance hallway, and a radiator.

Family Bathroom – 2.16m x 1.73m (7'1" x 5'8") – The bathroom is fitted with a white suite comprising a low-level WC, a side panel bath with shower over, and a pedestal wash hand basin. There is an obscure double glazed window to the front aspect, tiled walls, and a radiator.

Outside – The property is positioned on a generous corner plot at the end of a quiet cul-de-sac. Off-street parking for several vehicles is available, leading to a detached garage with an up-and-over door, power, and lighting. Additional block paving to the front of the property provides parking for three more vehicles, with the remainder of the front garden laid to lawn and bordered by mature hedges and shrubs. A gated side access leads to the fully enclosed, south-facing rear garden, which enjoys extensive views. The garden includes an ornamental fish pond, a raised patio area with a summer awning from the French doors, and a wooden workshop situated to the rear of the garage.

### Viewings

By appointment with the agents.

### Special Notes

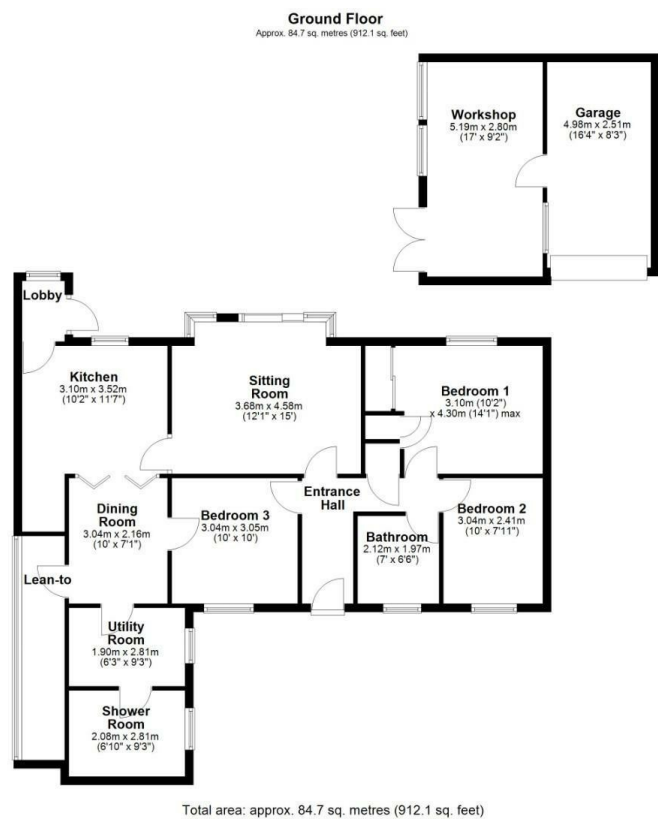
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.











## Viewings

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

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