



67 Downs Crescent, Haverhill, CB9 9LJ

£350,000

- Beautifully extended to front and rear
- Luxurious en-suite with rainfall shower
- Bi-fold doors opening to rear garden
- Spacious three-bedroom family home
- Stunning extended kitchen/family room
- Charming sitting room with wood burner
- Master bedroom with bespoke glass wall
- High-spec AEG appliances throughout kitchen
- Off-road parking for two vehicles

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NO ONWARD CHAIN - Nestled in a prime yet peaceful central location, this beautifully extended and meticulously finished home offers the perfect blend of style, comfort, and practicality. Thoughtfully upgraded by the current owners to an exceptional standard, the property boasts elegant interiors and high-spec features throughout.

The ground floor impresses with an airy entrance hall leading to a snug, a charming sitting room with a wood burner, and the heart of the home—a stunning extended kitchen/family room with bespoke units, granite worktops, premium AEG appliances, underfloor heating, and bi-fold doors opening onto the garden. Upstairs, the master suite features a luxurious en-suite, complemented by two further bedrooms and a stylish family bathroom.

Outside, the rear garden is perfect for entertaining, with a paved patio and lawn area, while the front offers off-road parking.



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.

Entrance Hall

Step into an impressive entrance hall with elegant stone flooring, a stunning staircase featuring a glass balustrade and oak handrail, and an open-plan flow leading to the snug area. The hall provides access to the sitting room and WC.

WC

The WC is beautifully appointed, featuring a modern vanity wash hand basin with a mixer tap, a low-level WC, tiled splashbacks, and stylish stone flooring.

Snug (3.05m x 1.48m)

A cosy space with a window to the front, a feature radiator, and warm oak flooring. Perfect for relaxing, it flows seamlessly into:

Sitting Room (4.34m x 3.39m)

This inviting sitting room boasts a charming fireplace with a cast-iron wood burner, a feature radiator, oak flooring, and a built-in storage unit. An ideal space for unwinding after a long day.

Kitchen/Family Room (5.48m x 5.07m)

The highlight of the ground floor, this stunning extended kitchen/family room is a showstopper. Designed to an impeccable standard, it offers an exceptional entertaining and living space. The kitchen features bespoke base and eye-level units with granite worktops, a matching island unit, and top-of-the-line AEG appliances, including an eye-level fan-assisted oven, micro-combi oven, steam oven, coffee machine, wine cooler, and a four-ring hob with extractor. A 1+1/2 bowl stainless steel sink with mixer tap is complemented by underfloor heating and luxurious stone flooring. Bi-fold doors seamlessly connect to the rear garden, creating a perfect indoor-outdoor experience.

First Floor

Landing

The landing, illuminated by a side window, provides access to all bedrooms.

Bedroom 1 – Master Suite (4.31m x 2.74m)

The master bedroom exudes sophistication, offering a spacious layout, a bespoke frosted glass panelled wall concealing a luxurious en-suite, and a window to the front.

En-suite

Fitted to a high standard, the en-suite features a double shower with a digital rainfall power shower, a low-level WC, tiled splashbacks, a heated towel rail, and elegant stone flooring.

Bedroom 2 (3.05m x 2.74m)

A well-proportioned double bedroom with a window overlooking the rear garden, fitted double wardrobes with sliding oak doors, and a radiator.

Bedroom 3 (2.95m max x 2.63m max)

Another generous bedroom with a window to the rear garden and a radiator.

Family Bathroom

This beautifully styled bathroom includes a tiled panelled bath with an independent digital rainfall shower, a wash hand basin with mixer tap, a low-level WC, tiled splashbacks, a heated towel rail, and stone tiled flooring.

Outside

Rear Garden

The rear garden is designed for both relaxation and practicality. A paved patio directly off the kitchen/family room creates a seamless connection with the bi-fold doors, offering a perfect space for alfresco dining or entertaining. The main garden is laid to lawn, enclosed by timber fencing, and ideal for a growing family. A pathway leads around the property, connecting back to the front.

Front Garden and Parking

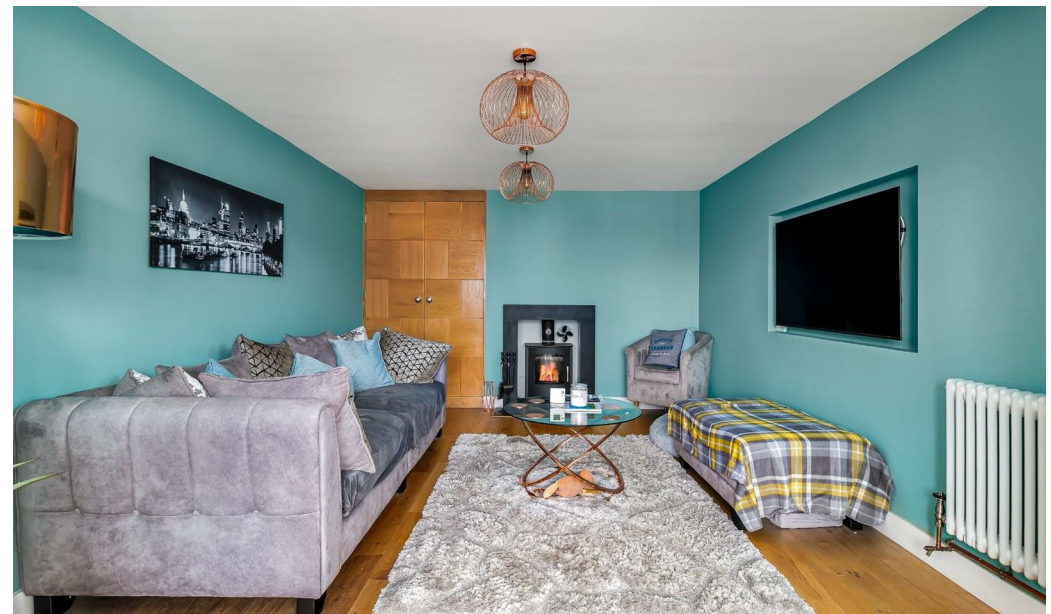
The front of the property boasts block paving, providing off-road parking for two vehicles. An area of mature flowers and shrubs enhances the kerb appeal, making a striking first impression.

Viewings

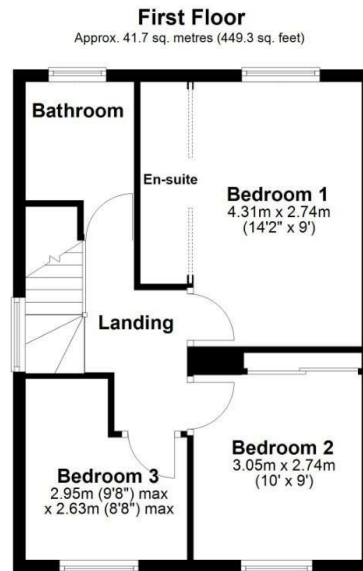
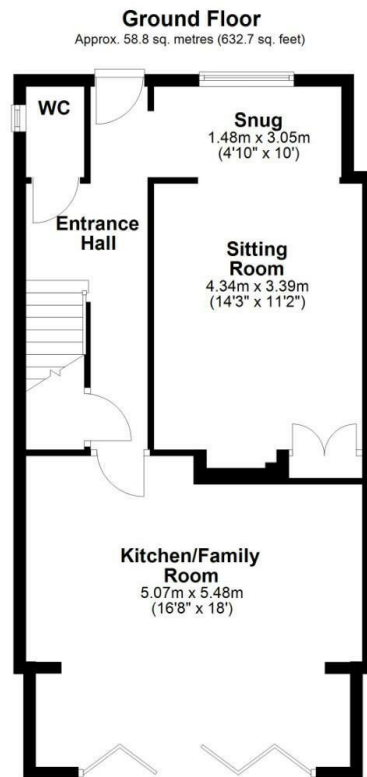
By appointment with the agents.

Special Notes

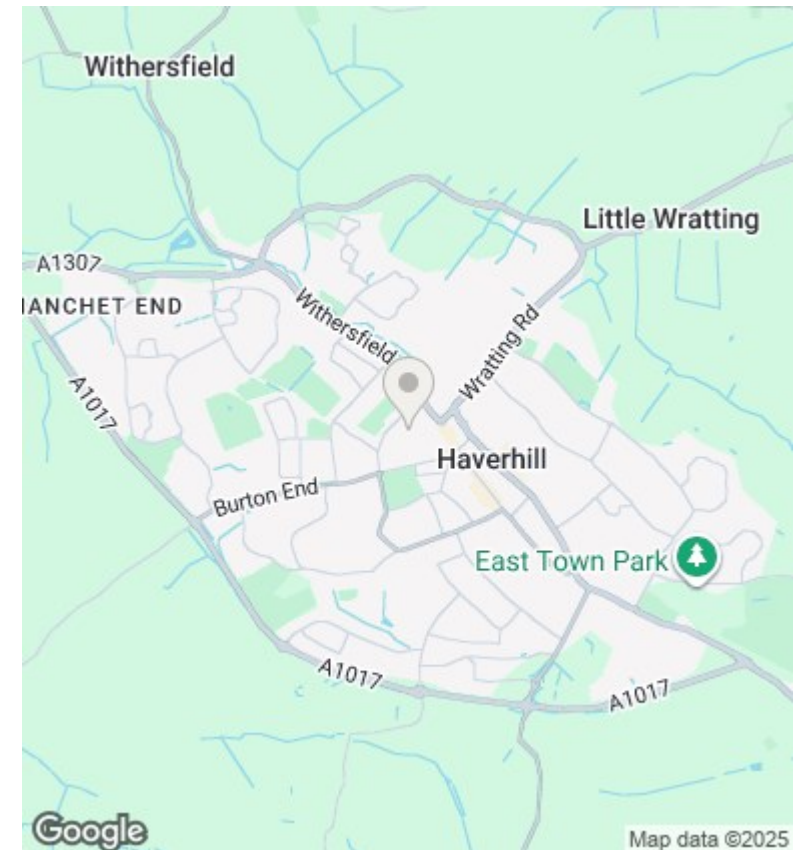
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 100.5 sq. metres (1082.0 sq. feet)



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC