



## 5 Cambridge Close, Haverhill, CB9 9HP

£250,000

- Three bedroom end terrace home
- Spacious sitting room with feature wall
- Gas central heating and double glazing
- Updated and well-presented throughout
- Modern bathroom and separate WC
- Private rear garden with covered area
- Stylish shaker-style fitted kitchen
- Walk-in wardrobe to main bedroom
- Located on Cambridge side of town



## 5 Cambridge Close, Haverhill CB9 9HP

A superbly presented three bedroom end terrace home located on a small development on the Cambridge side of town. The property has been tastefully updated throughout and features stylish living accommodation including a contemporary kitchen, impressive sitting room, and modern bathroom. Further benefits include double glazing, gas central heating, and a private rear garden with covered seating area.



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.

### Ground floor

#### Entrance hall

A bright and welcoming entrance finished with wooden flooring and stairs rising to the first floor. There's a useful under-stairs storage cupboard providing plumbing for a washing machine and space for a tumble dryer.

#### Wc

A smartly presented cloakroom fitted with a modern two-piece suite comprising a vanity wash hand basin with mixer tap and tiled splashbacks, and a low-level WC. Finished with tiled flooring, a chrome heated towel rail, and a window to the rear providing natural light.

#### Sitting room 4.88m (16') x 3.71m (12'2")

A striking and beautifully styled main reception room featuring a bold dark accent wall with bespoke built-in shelving and a recessed TV display with feature lighting. The room enjoys excellent natural light from a large front-facing window and is complemented by a radiator for warmth. Finished with soft grey carpeting and recessed ceiling spotlights, it's a

contemporary yet inviting space ideal for relaxing or entertaining.

#### Kitchen 3.71m (12'2") x 2.69m (8'10")

A beautifully presented kitchen featuring stylish grey shaker-style units complemented by sleek white quartz-effect worktops and metro-tiled splashbacks. There's a built-in electric fan-assisted oven with four-ring ceramic hob and stainless-steel extractor hood, space for an American-style fridge/freezer, and integrated storage including a wine rack. The room is finished with warm wood-effect flooring, inset ceiling spotlights, and a large rear window bringing in plenty of natural light. The wall-mounted gas combination boiler is neatly housed within matching cabinetry.

### First floor

#### Landing

Providing access to all bedrooms and the family bathroom.

#### Bedroom 1 with walk-in wardrobe 3.71m (12'2") x 3.36m (11')

A well-proportioned main bedroom overlooking the rear garden. The room benefits from a radiator, tasteful décor, and double doors opening to a fitted walk-in wardrobe offering excellent storage.

#### Bedroom 2 3.32m (10'11") x 3.20m (10'6")

A generous second double bedroom with a front-facing window, wooden flooring, radiator, and a built-in storage cupboard.

#### Bedroom 3 2.33m (7'8") x 2.30m (7'7")

A versatile third bedroom with a front-facing window and radiator, ideal as a guest room, nursery, or home office.

#### Bathroom 1.85m (6'1") x 1.83m (6')

Beautifully styled with a contemporary three-piece suite comprising a panelled bath with mixer tap and shower over, a modern countertop vanity unit with circular vessel basin and mixer tap, and a low-level WC. White metro wall tiling with contrasting grout, a chrome heated towel rail and wood-effect countertop create a sleek and timeless look. A rear-facing window provides natural light, complementing the clean, modern finish and tiled flooring.

### Outside

The rear garden offers a low-maintenance outdoor space with a mix of paved patio and small



lawned areas, ideal for entertaining or relaxing in the warmer months. A covered seating area provides year-round use, while enclosed fencing ensures privacy. There's also a useful timber storage shed and gated rear access.

#### Communal Parking

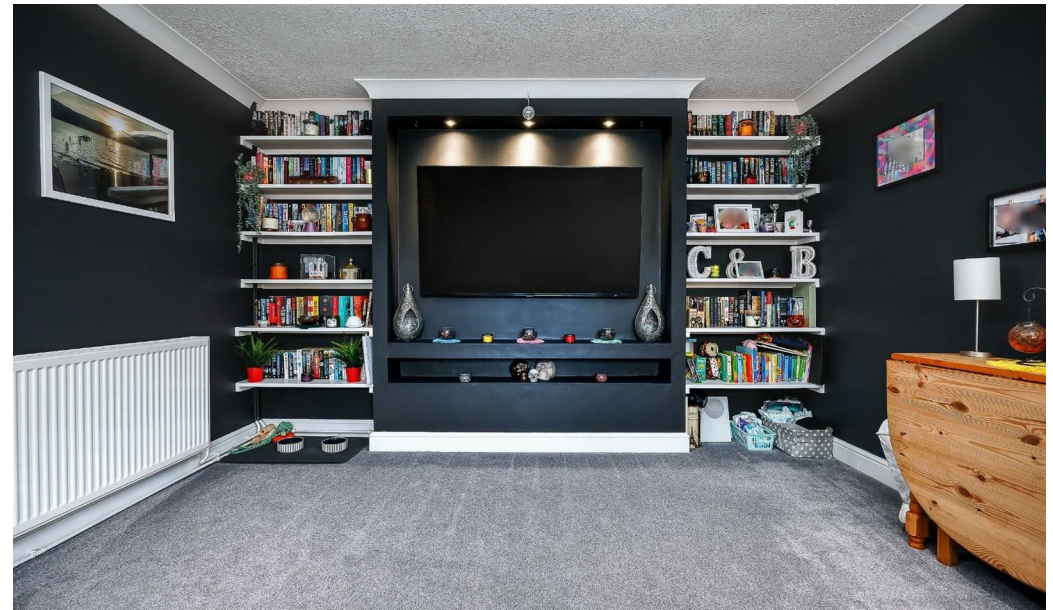
The property benefits from good communal parking, with a generous parking area directly to the side, as well as additional parking bays located to the front of the house.

#### Viewings

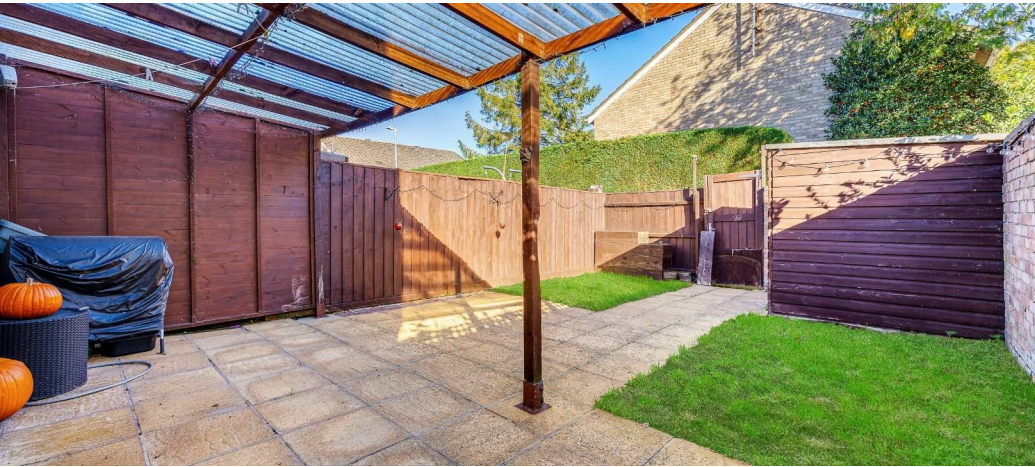
By appointment with the agents.

#### Special Notes

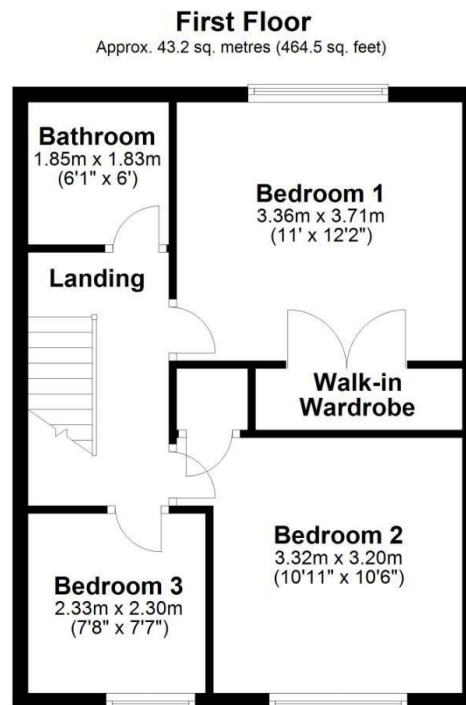
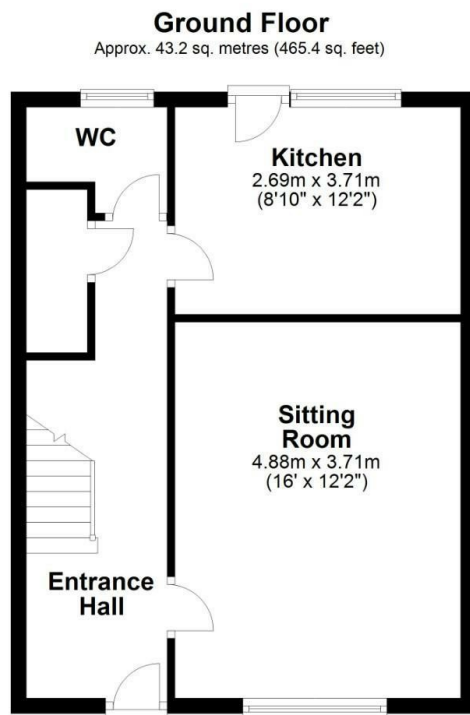
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 86.4 sq. metres (929.9 sq. feet)

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>		66	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewings

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

C

