



- Four / Five Bedrooms
- Conservatory
- Three Reception Rooms
- Private Rear Garden

### Howard Close, Haverhill, CB9 9QT

Guide Price £369,950

A spacious and attractive four/five bedroom detached house situated at the head of a pleasant cul de sac in an elevated position on the Cambridge side of town. The property benefits from a kitchen/breakfast room, utility room, wet room and a conservatory.



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## Property Description

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Ground Floor

Entrance Hall

Stairs to first floor, door to:

Sitting Room

4.09m (13'5") x 4.06m (13'4") Window to front, feature coal effect electric fireplace set in marble surround and timber mantle over, radiator, open plan to dining Room, door to storage cupboard.

Dining Room

2.79m (9'2") x 2.46m (8'1") Radiator, double door to conservatory.

Kitchen/Dining Room

3.67m (12') x 2.79m (9'2") Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to rear, door to:



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#### Utility

1.52m (5') x 1.52m (5') Fitted with a range of base units with round edged worktops, stainless steel sink unit with single drainer and mixer tap, radiator, plumbing for washing machine, wall mounted gas boiler, door to:

#### WC

Fitted with two piece comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

#### Family Room

3.81m (12'6") x 2.76m (9'1") Window to front, sliding door, door to:



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#### Wet Room

2.76m (9'1") x 1.32m (4'4") Comprising with electric shower, pedestal wash hand basin and low-level WC.

#### Conservatory

Victorian style hardwood and half brick construction conservatory with a double glazed roof and power and lights connected. door to garden.

#### First Floor

#### Landing

Door to:

#### Bedroom 1

3.40m (11'2") x 3.15m (10'4") Window to front, radiator, door to airing cupboard, door to:

#### En-suite

Fitted with a three-piece comprising pedestal wash hand basin, shower enclosure with folding glass screen and low-level WC, tiled splashbacks, window to front, radiator.

#### Bedroom 2

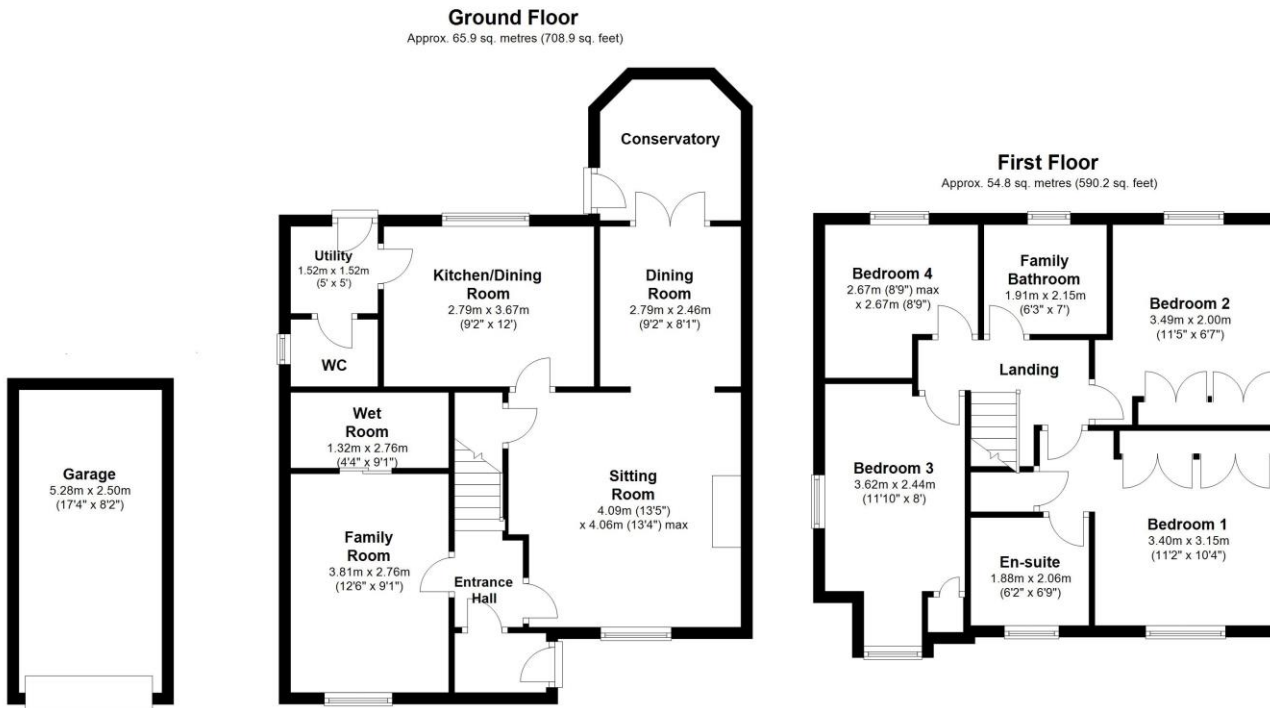
11' 5" x 9' 5" (3.48m x 2.87m) Window to rear, radiator.



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Total area: approx. 133.9 sq. metres (1441.0 sq. feet)

#### Bedroom 3

3.62m (11'10") x 2.44m (8') Window to front, radiator, door to storage cupboard.

#### Bedroom 4

2.67m (8'9") max x 2.67m (8'9") Window to rear, radiator.

#### Family Bathroom

Fitted with three comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, window to rear, radiator.

#### Garage

Single garage with power and light connected, Up and over door, a tarmac driveway leads to the garage providing off road parking for four vehicles.

#### Outside

The rear garden is mainly laid to lawn and bordered by an array of mature flower and shrub displays. The garden steps down to a paved patio area which also leads to a gate giving access to the front. The garden is enclosed by timber fencing and isn't overlooked to rear.

#### Viewings

By appointment with the agents.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements