



- Four Bedrooms
- Master With En Suite
- Three Reception Rooms
- Spacious Kitchen / Dining Room

### 17 Cramswell Close, Haverhill, CB9 9QL

Guide Price £375,000

A striking double fronted four bedroom detached house situated in a tucked away spot in a pleasant cul de sac on the Cambridge side of town. The property enjoys a generous kitchen/dining room, three reception rooms, conservatory, single garage and lovely landscaped garden.





## 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 to 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

Entrance door, wooden flooring, stairs to first floor, under-stairs cupboard, door to:

#### WC

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

#### max Kitchen/Dining Room

4.30m (14'1") x 3.99m (13'1") 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, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in five ring gas hob with extractor hood over, window to rear, radiator, tiled flooring, door to rear garden.

#### Sitting Room

4.68m (15'4") x 3.44m (11'3") Feature coal effect fireplace set in marble surround and timber mantle over, radiator, wooden flooring, french doors to:

#### Conservatory

Timber conservatory with a cast- iron solid fuel burner, bi-fold doors to garden.







#### Dining Room

3.15m (10'4") x 2.51m (8'3") Window to front, radiator, wooden flooring.

#### Study

3.44m (11'3") x 2.13m (7') Window to front, radiator, wooden flooring.

#### First Floor

##### Landing

Radiator, access to fully boarded loft with metal ladder and fitted light, storage cupboard.

##### Bedroom 1

3.50m (11'6") x 3.39m (11'1") max Window to front, radiator, built in double wardrobes, door to:



##### En-suite

Fitted with a three-piece with tiled shower cubicle with fitted shower over and glass screen and low-level WC, window to front, radiator, tiled flooring.



##### Bedroom 2

3.39m (11'1") x 3.15m (10'4") Window to front, radiator, built-in double wardrobe.

##### Bedroom 3

2.81m (9'3") x 2.67m (8'9") Window to rear, built-in double wardrobe.

##### Bedroom 4

3.15m (10'4") x 2.81m (9'3") max Window to rear, radiator.



##### Bathroom

Fitted with a three-piece suite comprising a panelled bath with independent shower over, vanity wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, window to rear.



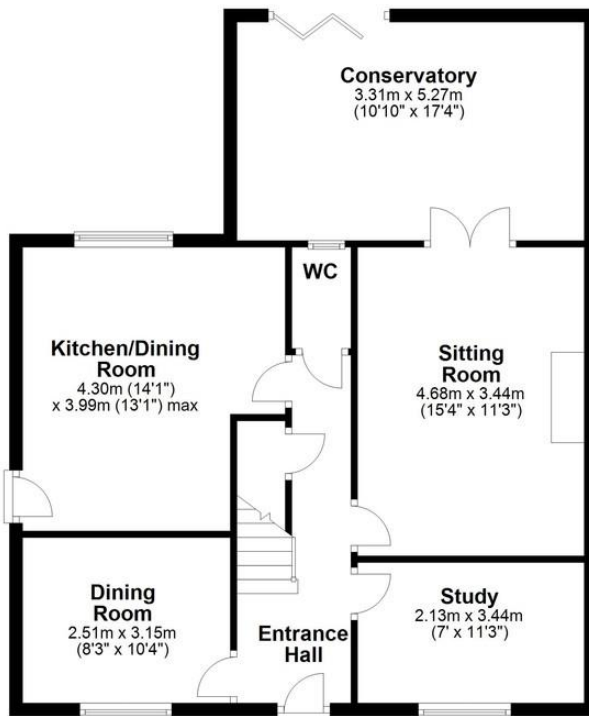
##### Outside

The rear garden is mainly laid to lawn and bordered by an array of flower and shrub displays. A timber decked area lies immediately from the conservatory and extends around the house to an gate giving access to the front. There is further timber decked area within one corner of the garden providing a pleasant area for seating.

##### Garage & Drive

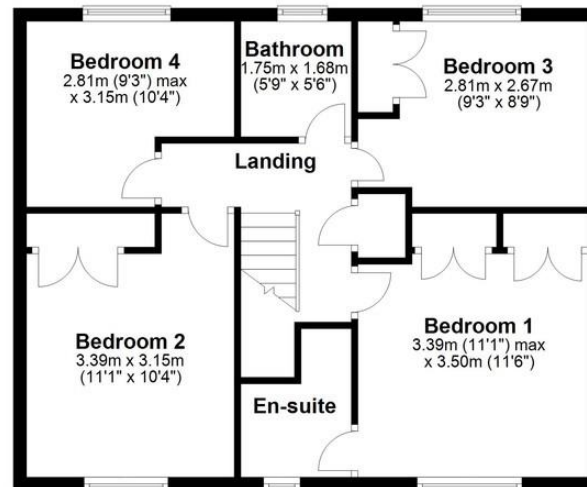
### Ground Floor

Approx. 76.9 sq. metres (827.9 sq. feet)



### First Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 135.8 sq. metres (1462.1 sq. feet)

A tarmac drive leads to the garage and provides off-road parking for three vehicles. The single garage has an up and over door and there is power and light connected, there is also storage space in the eaves.

Viewings

By appointment with the agents.



2 Rosefinch Close, Haverhill, Suffolk,  
CB9 0JS

[www.jamie-warner.co.uk](http://www.jamie-warner.co.uk)  
01440712221  
[Jamie@jamie-warner.co.uk](mailto:Jamie@jamie-warner.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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