

Summary

Welcome to Henry Close, an executive home nestled within the prestigious Poppyfields development, offering unparalleled access to amenities, schools, and direct routes to Cambridge. Perfectly suited for families, with FIVE/SIX bedrooms & ample room for all the family & their guests!

Description

Approximate Room Sizes

THE PROPERTY Welcome to Henry Close, an executive home nestled within the prestigious Poppyfields development, offering unparalleled access to amenities, schools, and direct routes to Cambridge. Perfectly suited for families, this remarkable property boasts a prime location and a wealth of desirable features.

Approaching the residence, you'll immediately notice its commanding position within the community, complemented by a small residents' play area. The property stands proudly with a bloc paved driveway, providing parking for multiple vehicles and leading to the garage.

Upon entering, you're greeted by the spacious and stylish interior. To the right, the impeccably designed kitchen awaits, showcasing an array of base and eye-level units topped with Quartz worktops. Integrated appliances, including a dishwasher, add convenience, while ample space allows for additional appliances. Across from the kitchen lies the expansive dining room, offering French Doors that seamlessly connect to the inviting lounge. The lounge serves as a tranquil haven, featuring a striking fireplace and garden views.

Returning to the entrance hall, discover a ground floor cloakroom fit for a King. Ascend the stairs to the first floor, where four generous bedrooms await, one of which boasts an ensuite shower room. A family bathroom serves the remaining bedrooms, ensuring comfort for all residents.

Ascend once more to the second floor, where an extraordinary private suite awaits. This spacious double bedroom features a bespoke dressing area leading to an ensuite bathroom, complete with both bath and shower enclosure. Additionally, a versatile room awaits, currently utilised as a dream dressing room but easily adaptable to a sixth bedroom or study.

Externally, the rear garden provides an idyllic setting for relaxation and entertainment. A sizable patio area invites outdoor dining, while raised beds encircle the lawn, offering privacy and tranquility. A personal door grants access to the garage, which has been thoughtfully converted for use as an office, enhancing the property's functionality.

With its impeccable design, prime location, and abundance of amenities, Henry Close offers a lifestyle of luxury and convenience for discerning families seeking their perfect home.

ENTRANCE HALL

CLOAKROOM

DINING ROOM 13' 1" x 9' 8" (3.99m x 2.97m)

LOUNGE 15' 0" x 15' 0" (4.58m x 4.58m)

KITCHEN 14' 11" x 10' 2" (4.57m x 3.12m)

First Floor:

BEDROOM TWO 13' 1" x 9' 8" (3.99m x 2.96m)

ENSUITE SHOWER ROOM

BEDROOM THREE 12' 6" x 7' 5" (3.82m x 2.28m)

BEDROOM FOUR 11' 0" x 7' 3" (3.36m x 2.23m)

BEDROOM FIVE 8' 7" x 7' 2" (2.63m x 2.20m)

BATHROOM

Second Floor:

BEDROOM ONE 13' 2" x 11' 2" (4.02m x 3.42m)

DRESSING AREA 6' 7" x 6' 4" (2.03m x 1.94m)

ENSUITE BATHROOM

BEDROOM SIX/DRESSING ROOM 13' 3" x 9' 3" (4.04m x 2.82m)

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – E

Tenure – Freehold

Services – All mains services

Post Code – CB9 9PU

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Total area: approx. 170.1 sq. metres (1831.2 sq. feet)



If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	83
(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

WWW.EPC4U.COM

Contact Details

27b High Street, Haverhill, Suffolk, CB9 8AD

Tel: 01440 768919

Email: haverhill@bychoice.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 and 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

Henry Close | Haverhill | CB9 9PU

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£525,000

- FIVE/SIX BEDROOM EXECUTIVE HOME
- INCREDIBLE MASTER SUITE WITH DRESSING ROOM & BATHROOM
- THREE BATHROOMS
- GARAGE & PARKING
- PRIVATE & SPACIOUS GARDEN
- POPULAR POPPYFIELDS DEVELOPMENT
- PERFECT FAMILY HOME