



JAMIE WARNER  
- ESTATE AGENTS -



## 5 Munnings Close, Haverhill, CB9 7GA

£340,000

- THREE BEDROOM DETACHED HOME
- TUCKED AWAY PRIVATE DRIVEWAY
- GENEROUS LIVING ACCOMMODATION
- CAMBRIDGE SIDE OF TOWN
- DOUBLE GARAGE – RARE FEATURE
- EXCELLENT LONG-TERM FAMILY HOME
- OVERLOOKING A GREEN
- LARGER THAN AVERAGE DESIGN
- NO ONWARD CHAIN

## 5 Munnings Close, Haverhill CB9 7GA

NO CHAIN - SPACIOUS THREE BEDROOM DETACHED HOME WITH DOUBLE GARAGE IN A PRIME POSITION

A rarely available and particularly well-positioned three bedroom detached home on the CAMBRIDGE SIDE OF TOWN, enjoying an attractive outlook over a green and tucked away on a driveway serving just two properties. Offering larger than average accommodation for its type, this home features a DOUBLE GARAGE, generous living space and excellent potential to further enhance — making it an ideal long-term family purchase.



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 spacious entrance with window to the front aspect allowing natural light to flow in. Finished with laminate flooring and staircase rising to the first floor, this welcoming space sets the tone for the accommodation beyond.

#### WC

Fitted with a modern two-piece suite comprising wall mounted wash hand basin with tiled splashbacks and low-level WC. Window to front and radiator.

#### Sitting Room

5.55m (18'2") x 3.30m (10'10") max

A comfortable and well-balanced living space with window to the front aspect and feature living flame effect electric fireplace with marble surround creating a cosy focal point. French doors open through to the rear, enhancing the sense of space and allowing light to flow through.

#### Kitchen

4.10m (13'5") max x 2.59m (8'6")

Fitted with a range of base and eye level units with worktop space over and 1½ bowl stainless steel sink. Integrated fridge/freezer, plumbing for washing machine and fitted electric fan assisted oven with four ring gas hob and extractor over. Window to the rear aspect and access to a useful storage cupboard. Positioned adjacent to the dining room, there is clear potential (subject to any necessary consents) to open the space up and create a fantastic open-plan kitchen/family room.

#### Dining Room

3.05m (10') x 2.85m (9'4")

A separate dining space with window to the front aspect, ideal for family meals or entertaining guests, offering flexibility for a variety of uses including a home office if required.

### First Floor

#### Landing

Providing access to all first floor rooms.

#### Bedroom 1

3.45m (11'4") x 3.11m (10'2")

A generous principal bedroom with window to the front aspect, laminate flooring and two radiators. Open plan access leads through to the en-suite.

#### En-suite

Fitted with a three-piece suite comprising pedestal wash hand basin with mixer tap, tiled shower cubicle with fitted power shower and glass screen, and low-level WC. Window to front, tiled flooring and radiator.

#### Bedroom 2

3.68m (12'1") x 3.34m (10'11")

A spacious double bedroom with window to the front aspect and radiator, offering a comfortable and versatile space.

#### Bedroom 3

2.86m (9'5") x 2.51m (8'3")

A well-proportioned third bedroom with window to the rear aspect, ideal as a child's bedroom, guest room or home office, benefitting from a built-in storage cupboard.

#### Bathroom

Fitted with a three-piece suite comprising panelled bath with shower over and mixer tap, pedestal wash hand basin and low-level WC. Window to the rear aspect, tiled splashbacks

and radiator.

#### Outside

The property enjoys a generous rear garden offering an excellent balance of patio and lawn. A paved seating area spans the immediate rear of the house, ideal for outdoor dining and entertaining, with the remainder laid to lawn and complemented by a variety of established planting and shrubs. The garden is enclosed by fencing and enjoys an open outlook to the rear, creating a light and airy feel. There is also gated side access, providing added convenience.

To the front, the property sits nicely overlooking a green area, enhancing the overall setting and kerb appeal. A block paved driveway provides off-road parking and leads to a double garage with twin up and over doors, benefitting from power, lighting and useful eaves storage space.

#### Viewings

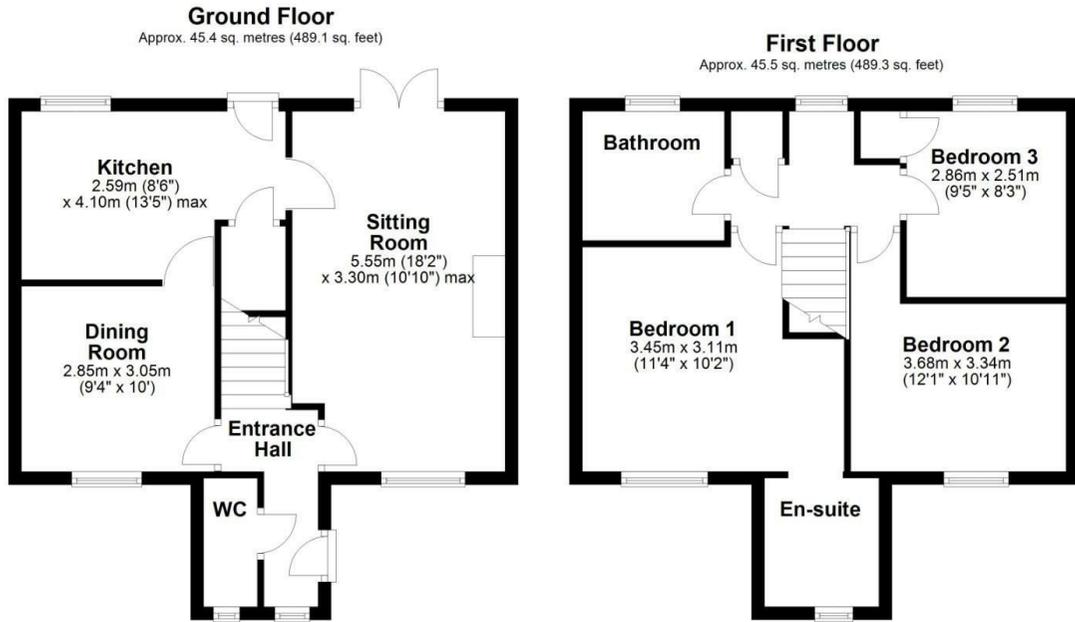
By appointment with the agents.

#### 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. 90.9 sq. metres (978.4 sq. feet)

### Viewings

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

