JAMIE WARNER
ESTATE AGENTS

2 Queens Court, Haverhill, Suffolk, CB9 9AU

£235,000

- POPULAR PARKWAY DEVELOPMENT
- SPACIOUS LOUNGE/DINER
- GAS CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- SOUTH-FACING GARDEN
- DOUBLE GLAZED
- REFITTED SHAKER KITCHEN
- MODERN BATHROOM SUITE
- MOVE-IN READY CONDITION

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STYLISH FAMILY LIVING ON THE SOUGHT-AFTER PARKWAY DEVELOPMENT

Offering THREE DOUBLE BEDROOMS, a REFITTED SHAKER-STYLE KITCHEN and a GENEROUS OPEN-PLAN LOUNGE/DINER, this beautifully presented family home is ready to move straight into. Enjoying a SOUTH-FACING REAR GARDEN and a modern bathroom suite, the property combines space, style and practicality in equal measure. Situated on the highly regarded Parkway Development, this is a fantastic opportunity for buyers seeking a home that stands out from the crowd.

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Council Tax Band: B

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.

ENTRANCE HALL
A welcoming entrance hall with radiator, staircase rising to the first floor and door leading through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
3.96m x 2.57m (13' x 8'5")
Recently refitted by the current owners, this stylish shaker-style kitchen has been designed with both practicality and aesthetics in mind. Offering an excellent range of storage cupboards and drawers, generous worktop space and a breakfast bar for informal dining, the room is perfectly suited to modern family life. A range-style cooker with five-ring gas hob and extractor hood provides a focal point, whilst the large front-facing window creates a bright and welcoming feel throughout.

LOUNGE/DINER
6.73m x 3.46m (22'1" x 11'4") max
A spacious open-plan reception room designed for modern living, offering clearly defined seating and dining areas whilst retaining a wonderful sense of space. The stylish feature fireplace provides a focal point to the lounge, while French doors flood the room with natural light and open directly onto the south-facing rear garden. Whether entertaining guests, enjoying family meals or simply relaxing at the end of the day, this versatile room is perfectly suited to everyday life.

FIRST FLOOR

LANDING
Providing access to all first-floor accommodation and benefiting from a useful storage cupboard.

BEDROOM 1
3.51m x 3.23m (11'6" x 10'7")
A generous principal bedroom enjoying a pleasant outlook towards the rear. The room provides ample space for a double bed and accompanying furniture, creating a comfortable and relaxing retreat.

BEDROOM 2
3.45m x 3.40m (11'4" x 11'2")
A well-proportioned double bedroom enjoying a rear-facing aspect and offering excellent versatility. The room comfortably accommodates a range of bedroom furniture.

BEDROOM 3
3.33m x 2.58m (10'11" x 8'5")
A well-proportioned double bedroom featuring a built-in wardrobe and large window which allows for plenty of natural light. Currently arranged as office, the room offers excellent versatility and would equally suit guests or older children.

BATHROOM
Refitted in a contemporary style, the bathroom is fitted with a modern white suite comprising a panelled bath with shower over, vanity wash hand basin with storage beneath

and a concealed cistern WC. Complemented by stylish full-height wall tiling, an illuminated mirrored cabinet and obscure window, the room offers a clean and modern finish.

SEPARATE WC
A practical addition for family living, fitted with a low-level WC and obscure window.

OUTSIDE
To the front, the property is approached via a pathway leading to the entrance door, with the garden being predominantly laid to lawn and complemented by established shrubs, hedging and a charming picket fence frontage. A parking area is situated to the front of the property.

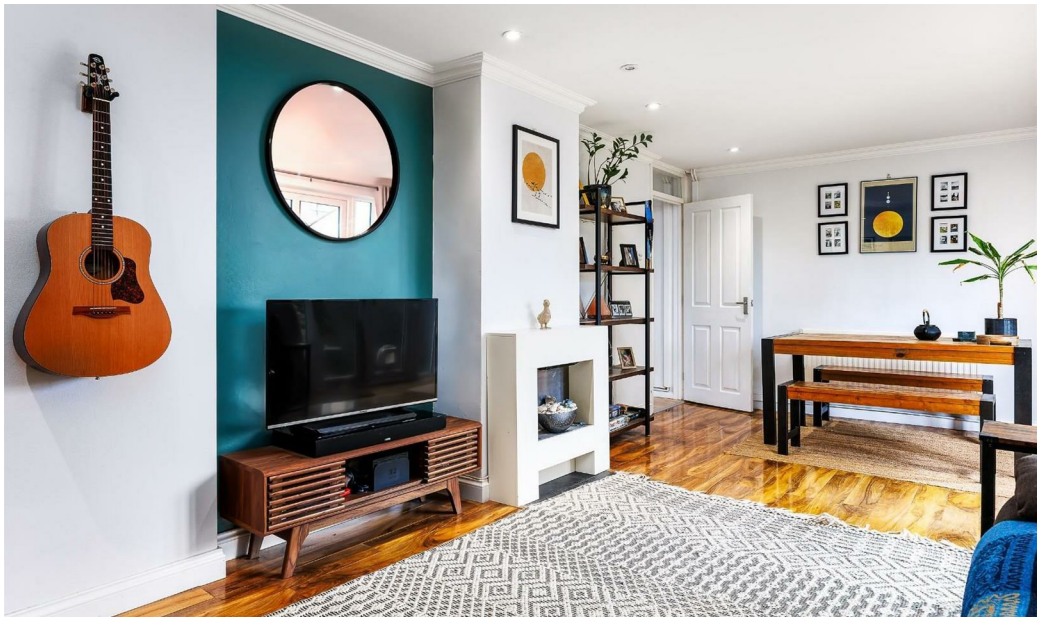
The rear garden enjoys a desirable south-facing aspect, providing an excellent outdoor space to enjoy throughout the day. A patio seating area lies immediately to the rear of the property, leading onto an area of lawn with established planting and shrub borders. To the rear of the garden is a shingled area which lends itself well to outdoor dining and entertaining, whilst a timber shed provides useful garden storage.

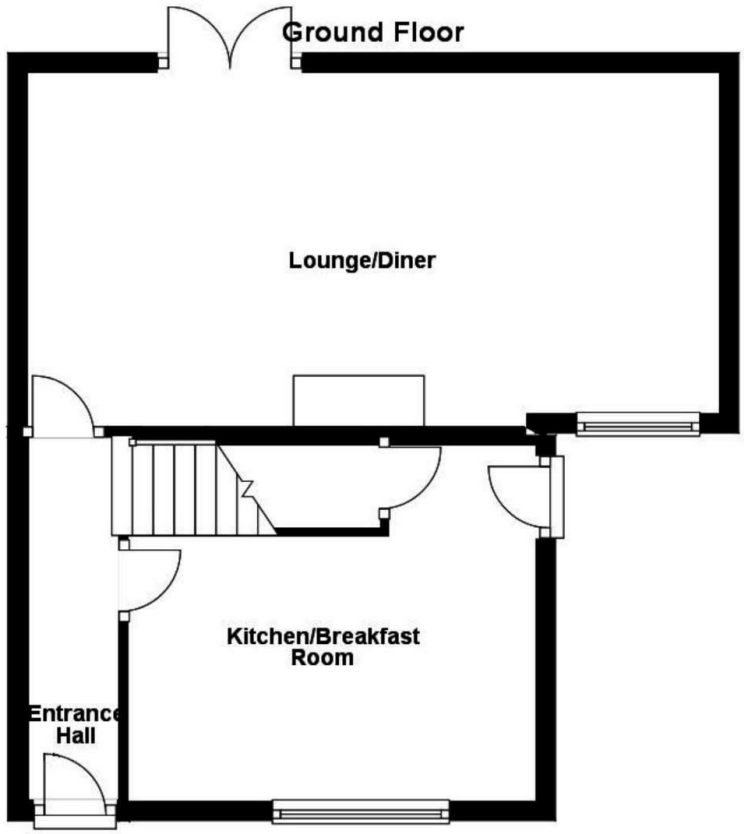
Viewings
By appointment with the agents.

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.



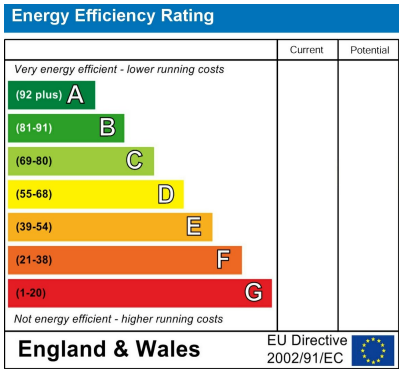


Directions

Viewings

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

Council Tax Band



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