

DAVID
BURR



11 Helions Park Grove

Haverhill, Suffolk

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Haverhill, Suffolk CB9 8BP

An exceptionally well presented and extended four bedroom semi-detached family home, situated within walking distance of the town's amenities. The property benefits from off-road parking for multiple vehicles and landscaped rear gardens.



- Exceptionally well presented
- Extended four bedroom semi-detached family home
- Situated within walking distance of the town's amenities
- Off-road parking for multiple vehicles
- Landscaped rear garden

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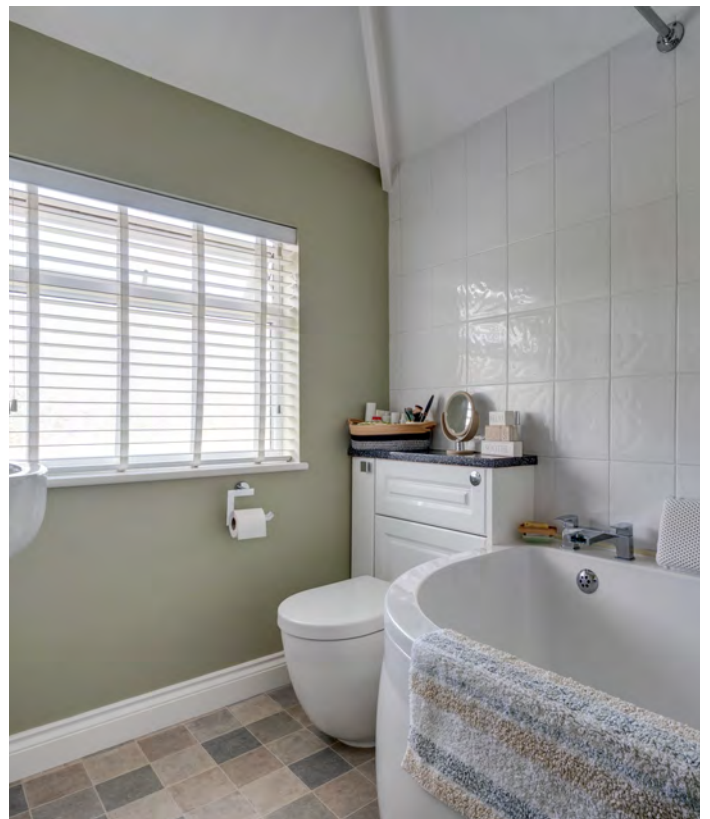


INTERIOR

Entrance into HALLWAY with staircase to the first floor with engineered oak flooring and door leading through to the SITTING ROOM a welcoming reception room with window to the front aspect, feature fireplace and engineered oak flooring. A door leads through to the FAMILY ROOM with engineered oak flooring, bi-fold doors open into the CONSERVATORY a light and spacious reception space with engineered oak flooring, window blinds and recently installed 'Warmer' roof. French doors open onto the rear garden. KITCHEN/BREAKFAST ROOM stylishly fitted to include a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include a range-style cooker with extraction hood over, microwave and dishwasher, whilst there is space and plumbing for a washing machine and fridge/freezer. Breakfast bar and plenty of space for dining table and chairs. DINING ROOM with window to the front aspect.

FIRST FLOOR

LANDING a spacious landing enhanced with two skylights, access to the loft space and doors leading off. MASTER BEDROOM a generously proportioned double bedroom with built-in wardrobes and window to the front aspect. BEDROOM 2 a double bedroom with window to the rear aspect. BEDROOM 3 a further double bedroom with useful eaves storage cupboards and window to the front aspect. BEDROOM 4 with window to the rear aspect. FAMILY BATHROOM comprising a panelled bath with shower over, vanity sink unit, WC and heated towel rail. SHOWER ROOM with corner shower cubicle, pedestal sink unit, WC and heated towel rail. Velux window and feature window to the landing.



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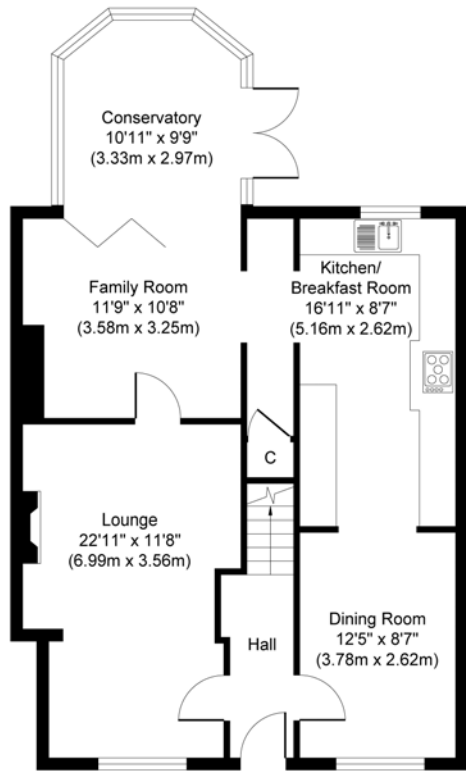
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EXTERIOR

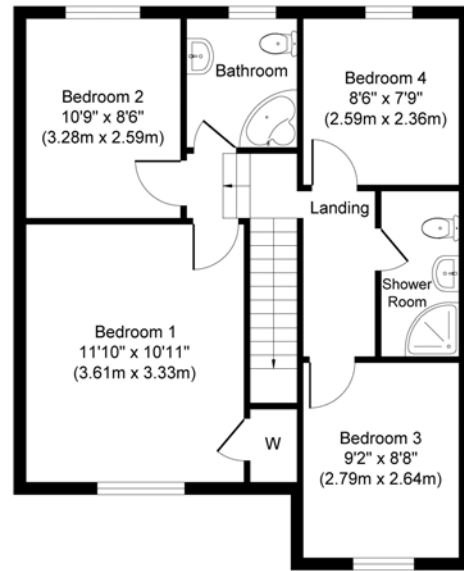
The property is approached via a block paved driveway providing parking for multiple vehicles. A gated access to the side of the property leads through to the landscaped rear garden. The rear garden features a decked terrace, ideal for Alfresco entertaining with steps leading down to a landscaped low maintenance, shingle garden area interspersed with mature trees, shrubs and pergola providing a further charming area for entertaining. Wooden storage shed, outside tap and power.



Floorplan



Ground Floor
Approximate Floor Area
798 sq. ft
(74.10 sq. m)



First Floor
Approximate Floor Area
644 sq. ft
(59.81 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Haverhill, Suffolk

Haverhill 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. 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.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: B. £1,828.92 per annum.

PROPERTY POSTCODE: CB9 8BP.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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