



JAMIE WARNER
— ESTATE AGENTS —



17 Moneypiece Close, Haverhill, CB9 9NP

£400,000

- Sought-after Arrendene development
- Four well-proportioned bedrooms
- Contemporary four-piece family bathroom
- Tucked-away corner plot position
- Stunning open-plan kitchen/dining room
- Landscaped rear and side gardens
- Private drive serving just 3 homes
- Spacious sitting room with bay window
- Garage & generous parking

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STYLISH FAMILY HOME ON A SECLUDED CORNER PLOT

Tucked away on a private drive serving just three homes within the sought-after Arrendene development, this beautifully presented four-bedroom property offers impressive living space and a true heart-of-the-home kitchen/dining room. This stunning open-plan space features a large island, character touches, and French doors opening directly to the garden, making it perfect for family life and entertaining. The home also includes a generous sitting room with bay window and a contemporary four-piece family bathroom. Outside, landscaped rear and side gardens provide plenty of space to relax and play, while a garage and generous parking make it ideal for a growing family.



Council Tax Band: D



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 welcoming space with oak flooring and a radiator, featuring double doors opening to the sitting room. Includes an understairs storage cupboard and access to the main living areas.

WC

Stylish two-piece suite comprising a vanity wash hand basin with mixer tap and a low-level WC. Finished with oak flooring, wood-panelled walls, and a radiator.

Sitting Room – 5.18m (17') x 3.20m (10'6")

A beautifully presented and generously proportioned reception room, enhanced by a bay window to the front which floods the space with natural light. Finished with oak flooring, neutral décor, and a radiator, this inviting room offers a bright and airy setting for relaxing or entertaining.

Kitchen/Dining Room – 6.15m (20'2") x 5.72m (18'9")

A stunning open-plan space combining style and functionality, perfect for family life and entertaining. The kitchen is fitted with an extensive range of soft-close base and eye-level units, complemented by a matching island with breakfast bar seating and storage. Quality features include a 1½ bowl ceramic sink with stainless steel mixer tap, integrated dishwasher, plumbing for a washing machine, and space for an American-style fridge/freezer. A range cooker is set beneath an exposed timber beam with a rustic brick feature surround, adding a touch of character to the contemporary design.

The light-filled dining area enjoys French doors opening directly to the rear garden, while skylights and large windows ensure the whole space is bathed in natural light. Finished with oak flooring and neutral décor, this is a true heart-of-the-home space.

FIRST FLOOR

Landing

With a side window, built-in cupboard, and access to all bedrooms and the family bathroom.

Bedroom 1 – 3.40m (11'2") x 3.05m (10')

A generous double bedroom with a front-facing window, storage cupboard, and radiator.

Bedroom 2 – 3.40m (11'2") x 2.52m (8'3")

Double bedroom with a rear-facing window enjoying lovely views over the garden. Radiator.

Bedroom 3 – 2.85m (9'4") x 2.79m (9'2")

A comfortable bedroom with a rear-facing window overlooking the garden. Radiator.

Bedroom 4 – 2.74m (9') x 2.26m (7'5")

Front-facing room, ideal as a single bedroom or home office. Radiator.

Family Bathroom

A beautifully styled four-piece suite featuring a panelled bath with hand shower attachment and mixer tap, a vanity wash hand basin with mixer tap, a tiled double shower enclosure with glass screen and rainfall shower, and a low-level WC. Contemporary dark teal walls contrast with crisp white tiling, while a heated towel rail and recessed spotlights add a modern touch. Two side-facing windows provide natural light, and the room is finished with easy-care flooring for a sleek, practical finish.

OUTSIDE

Rear & Side Gardens

The property enjoys a generous rear garden, offering a superb mix of lawn and patio ideal for outdoor dining, entertaining, and family activities. Mature trees and established planting provide a natural backdrop, creating a private and leafy setting.

To the side, a further garden area offers additional space for play, storage, or potential landscaping, and includes a useful greenhouse/shed. The rear garden benefits from a large paved terrace running the width of the property, perfect for seating and BBQ areas, with direct access from the kitchen/dining room via French doors. The boundary fencing ensures privacy, while the combination of lawn, patio, and established greenery makes it a versatile and enjoyable outdoor space.

Outside Front, Garage & Drive

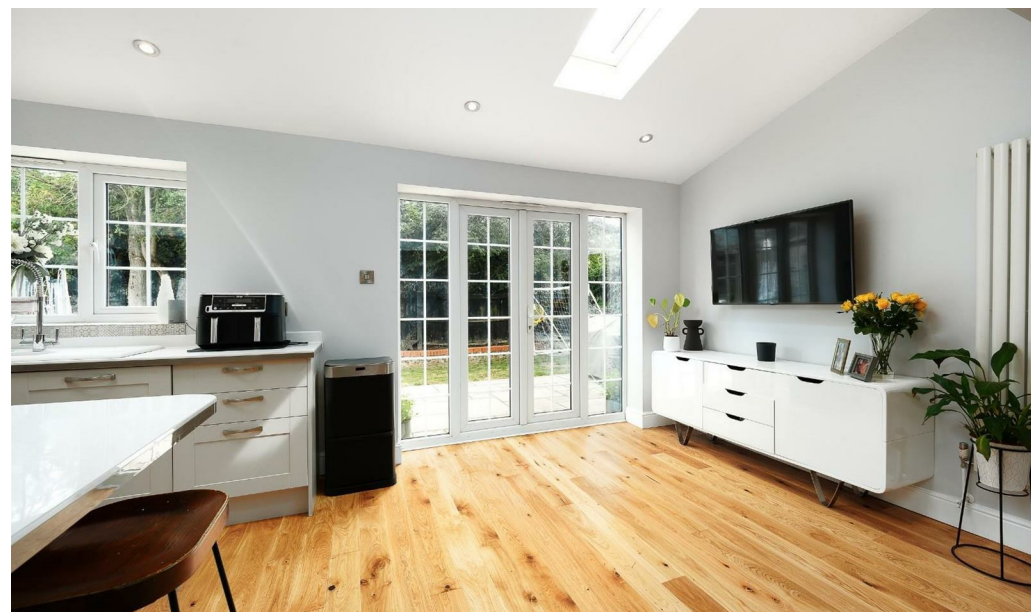
The property is set on a generous corner plot with a wide frontage. A tarmac driveway to the side of the house leads directly to the attached garage, which features an up-and-over door, power and light connected, and a personal door to the garden. To the front, a gravelled area provides additional off-road parking, beyond which is a small lawn with a mature tree. A gate from the front garden leads directly into the rear garden. A neatly covered storm porch frames the front entrance, while established planting adds privacy and a welcoming feel.

Viewings

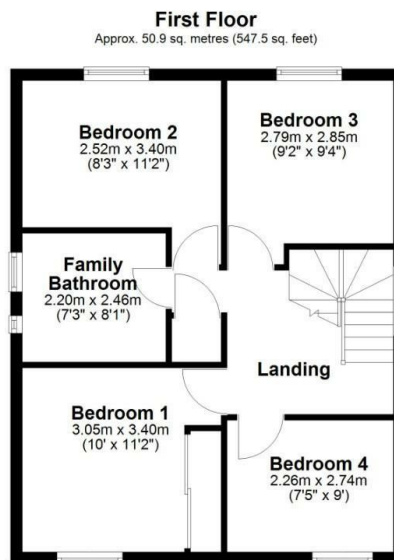
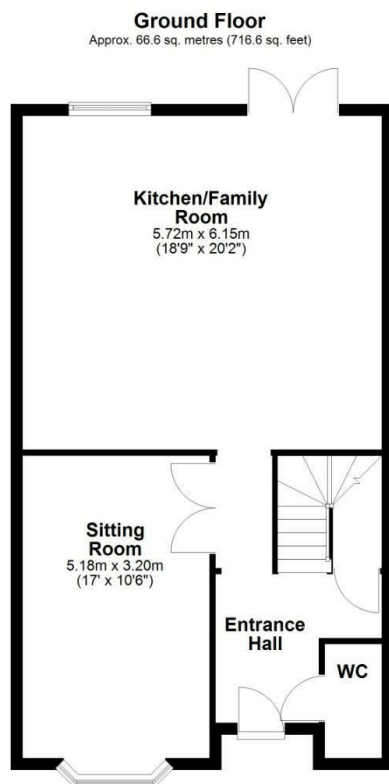
By appointment with the agents.

Special Notes

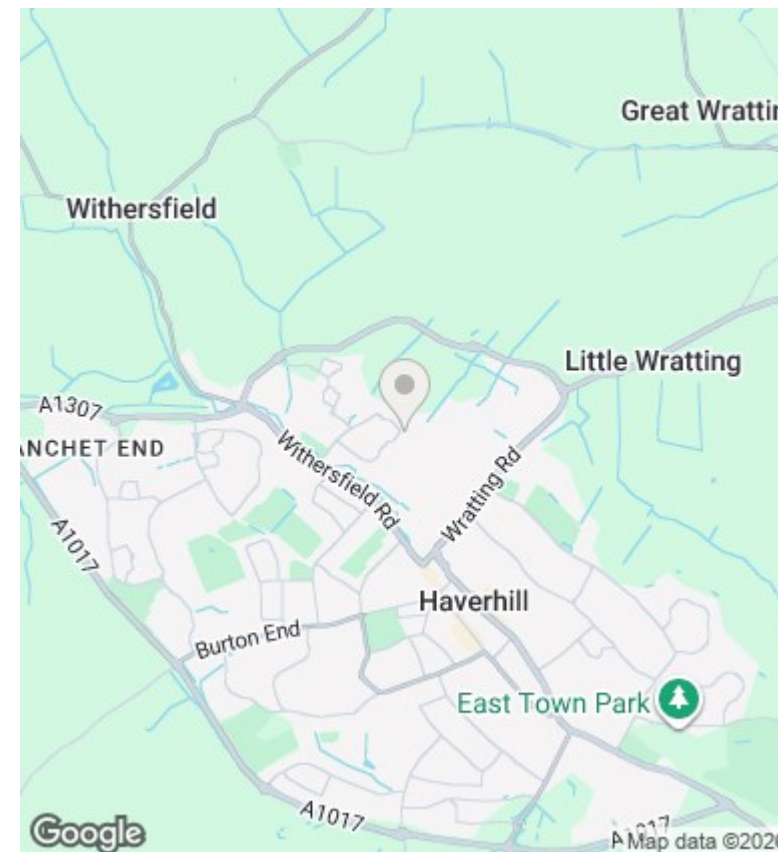
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 117.4 sq. metres (1264.1 sq. feet)



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	