JAMIE WARNER
ESTATE AGENTS

5 Catkin Close, Haverhill, CB9 9EW

£285,000

- TUCKED-AWAY CUL-DE-SAC POSITION
- CAMBRIDGE SIDE OF TOWN
- PRIVATE MATURE GARDENS
- NO ONWARD CHAIN
- FLEXIBLE ACCOMMODATION
- GARAGE & DRIVEWAY PARKING
- DETACHED 2/3 BEDROOM BUNGALOW
- BRIGHT CONSERVATORY
- POTENTIAL TO MODERNISE

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TUCKED AWAY, CHAIN FREE AND FULL OF POTENTIAL
Hidden from the street within a small cul-de-sac on the Cambridge side of town, this detached 2/3 bedroom bungalow enjoys a surprisingly private position, mature gardens, garage, driveway parking and flexible accommodation, all offered for sale with NO ONWARD CHAIN.

3 1 1 E

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.

ENTRANCE HALL

A welcoming entrance hall providing access to the principal living accommodation and creating a practical first impression of the home. A useful built-in storage cupboard provides valuable space for coats, shoes and everyday household essentials.

SITTING ROOM

4.33m (14'2") x 3.99m (13'1")

A generous and light-filled reception room centred around an attractive coal-effect gas fireplace, creating a cosy focal point for the space. A bow window to the front elevation, together with a further side window, allows plenty of natural light to flow through, making this an ideal room for both relaxing and entertaining.

KITCHEN/BREAKFAST ROOM

3.74m (12'3") x 3.11m (10'2")

Well-appointed with a range of fitted base and eye-level units complemented by ample worktop space. The kitchen incorporates an inset one-and-a-half bowl sink, eye-level double oven, four-ring gas hob and space for a range of appliances including a fridge/freezer, washing machine and dishwasher. With room for a breakfast table and benefiting from two radiators, this is a practical and sociable hub of the home.

BEDROOM 1

3.74m (12'3") max x 3.18m (10'5")

A spacious double bedroom enjoying views over the rear aspect, offering a comfortable and peaceful retreat with ample space for bedroom furniture.

CONSERVATORY

3.36m (11') max x 2.73m (9')

A bright and airy addition to the home, of uPVC double glazed construction set upon a half-brick base and complemented by an attractive glazed Victorian-style pitched roof that floods the room with natural light. Overlooking the garden, this versatile space provides an ideal setting for relaxing, entertaining or enjoying the changing seasons throughout the year. Further benefits include power, lighting, radiator and tiled flooring.

DINING ROOM

2.74m (9') x 2.18m (7'2")

Positioned between the conservatory and the remainder of the accommodation, this versatile room offers an excellent space for formal dining, family gatherings or could equally serve as a hobby room or home office if required.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with independent electric shower over and folding glass screen, pedestal wash hand basin and low-level WC. Finished with full-height wall tiling and tiled flooring, creating a clean and low-maintenance space.

BEDROOM 2

3.10m (10'2") x 3.05m (10')

A well-proportioned double bedroom overlooking the rear garden, offering comfortable accommodation for family members or visiting guests.

OUTSIDE

Occupying a tucked-away position and screened from the street, the bungalow enjoys a surprising degree of privacy with mature gardens extending to both the front and rear. A generous concrete driveway provides ample off-road parking and leads to the attached garage, while established hedging, lawned areas and well-stocked planting beds create an attractive setting. An outside tap is fitted to the front of the property and gated side access links the front and rear gardens.

The attached garage benefits from an up-and-over door, power and light connected, together with useful

storage space within the eaves.

The rear garden offers a pleasant and private outdoor space, being predominantly laid to lawn with a paved patio adjoining the conservatory. Enclosed by mature hedging and complemented by established shrubs, trees and flowering plants, the garden provides an ideal space for relaxing and entertaining outdoors. The mature surroundings create a lovely sense of seclusion whilst offering excellent potential for a purchaser to further enhance and personalise the outside space.

Viewings

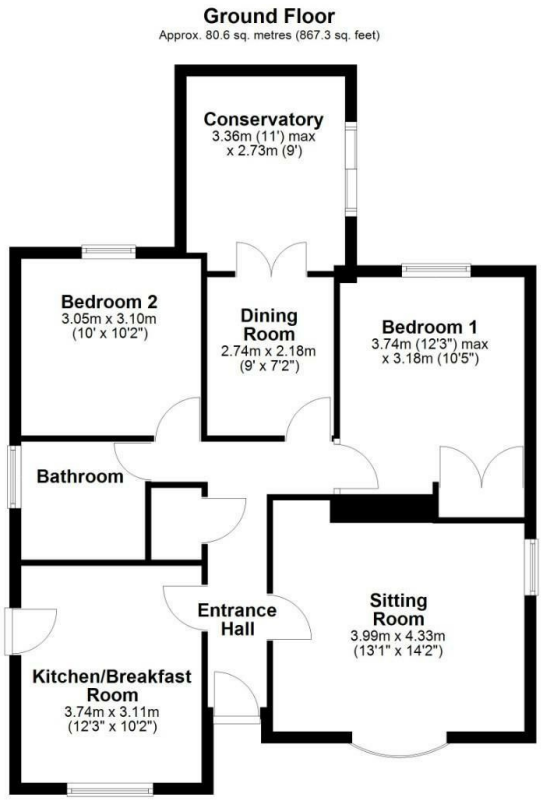
By appointment with the agents.

Special Notes

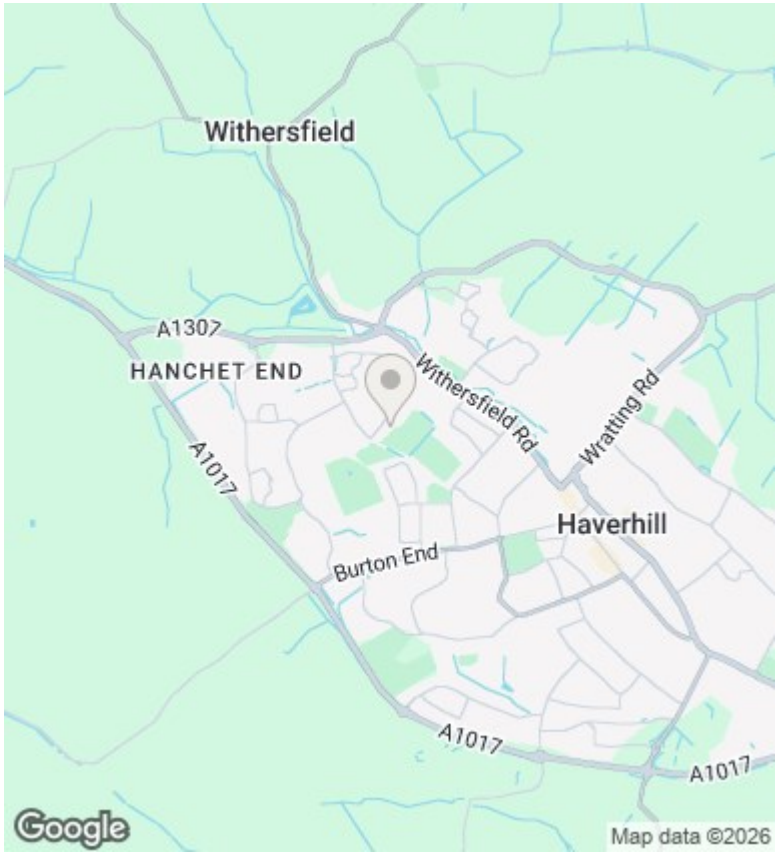
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 80.6 sq. metres (867.3 sq. feet)



Viewings

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

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