JAMIE WARNER
ESTATE AGENTS

11 Elmhurst Close, Haverhill, CB9 8EG

£260,000

- Chain free
- Three bedrooms
- Generous rear garden
- Popular central cul-de-sac
- Dual-aspect sitting room
- Garage & driveway parking
- Pleasant green outlook
- Spacious kitchen/dining room
- Gas heating & double glazing

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

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CHAIN FREE – TUCKED AWAY OVERLOOKING THE GREEN

Nicely positioned within a popular central cul-de-sac, this three bedroom home enjoys a pleasant outlook across the green and is offered for sale with no onward chain. The accommodation includes a generous dual-aspect sitting room, spacious kitchen/dining room and three first-floor bedrooms, while outside there is a good-sized rear garden with additional garden area, driveway parking for at least two vehicles and a single garage.

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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

Porch
1.86m (6'1") x 1.03m (3'5")
Entrance porch with window to front and door opening into:

Sitting Room
4.47m (14'8") max x 4.01m (13'2")
A generously proportioned dual-aspect reception room with windows to both the front and side, providing plenty of natural light. Feature fireplace with decorative surround, built-in shelving, radiator and staircase rising to the first floor. Open access leads through to:

Kitchen/Dining Room
4.47m (14'8") x 3.00m (9'10")
A spacious kitchen/dining room offering plenty of room for a dining table and chairs. Fitted with a range of base and eye-level units with work surfaces over, 1½ bowl sink unit with single drainer and mixer tap, plumbing for washing machine and space for fridge and freezer. Fitted electric fan-assisted double oven, built-in four-ring gas hob with pull-out extractor hood over, two windows to rear providing good natural light, two radiators and door to:

FIRST FLOOR

Landing
Window to side providing natural light, with doors leading to the first-floor accommodation.

Bedroom 1
4.34m (14'3") x 2.53m (8'4")
A particularly generous principal bedroom with ample space for bedroom furniture, window to front and radiator.

Bedroom 2
2.84m (9'4") x 2.57m (8'5")
A good-sized second bedroom with window to rear and radiator.

Bedroom 3
2.92m (9'7") x 1.84m (6')
A useful third bedroom, equally suited as a child's room, guest room or home office, with window to front and radiator.

Bathroom
Fitted with a three-piece suite comprising panelled bath with independent shower over, pedestal wash hand basin with mixer tap and low-level WC. Full-height ceramic tiling to the walls, window to rear and radiator.

OUTSIDE, GARAGE & PARKING

To the front, the property benefits from a lawned frontage together with a tarmac driveway providing off-road parking for at least two vehicles and leading to a single garage with up-and-over door, power and light connected. The property also enjoys a pleasant outlook across the attractive green opposite.

The rear garden is arranged in several distinct areas, beginning with a generous paved patio immediately behind the house, providing ample space for outdoor seating and entertaining. Steps lead up to the main garden, which is predominantly laid to lawn and bordered by an established variety of mature shrubs, trees and planting, creating an attractive and relatively private setting.

Beyond the main garden, an approximately 5ft timber fence with gated access leads to an additional section of garden. This area is currently in need of cultivation but provides further useful outside space and offers plenty of potential for landscaping, growing or creating an additional garden area.

An outside water tap is also provided.

Viewings

By appointment with the agents.

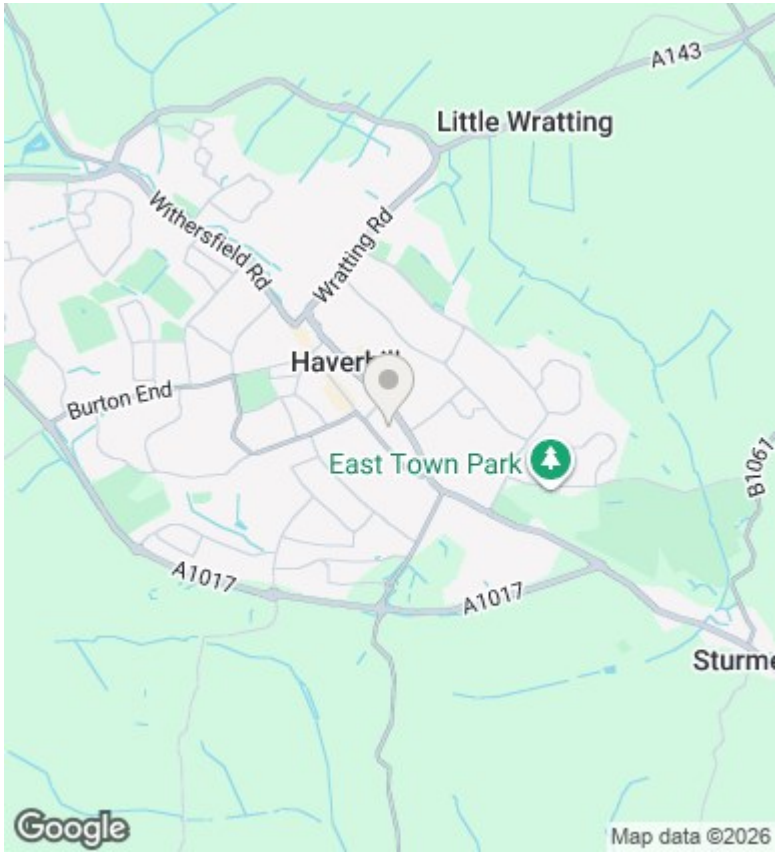
Special Notes

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. 66.2 sq. metres (712.9 sq. feet)

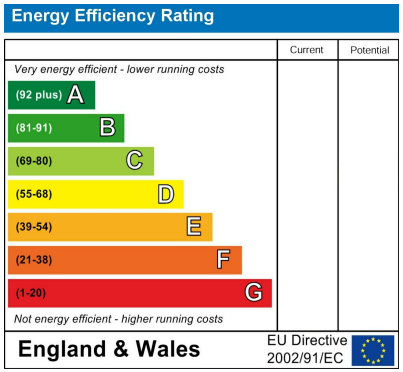


Directions

Viewings

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

Council Tax Band



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