



JAMIE WARNER  
— ESTATE AGENTS —



## 49 Stockley Close, Haverhill, CB9 0NB

£435,000

- Generous 4/5 bedroom detached home
- Modern bathroom and ensuite
- Driveway parking with double garage
- Tucked away cul-de-sac position
- Flexible ground floor bedroom or home office
- Multiple reception spaces
- Recently replaced kitchen & utility room
- Spacious, private family garden
- Ideal home for growing families

# 49 Stockley Close, Haverhill CB9 0NB

Tucked Away • Generous Family Home • Private Garden

Set at the head of a quiet cul-de-sac, this generous four/five bedroom detached home offers flexible and well-balanced accommodation ideal for modern family life. The property has benefitted from a recently replaced kitchen and matching utility room, along with a modern bathroom and ensuite, giving it a fresh, move-in-ready feel.

The house enjoys a good-sized family garden that is not overlooked, creating a private and peaceful outdoor space. Multiple reception rooms are complemented by a versatile ground floor room suitable as a fifth bedroom, home office or snug. A private driveway and double garage complete the picture, all within a tucked-away position rarely available.



Council Tax Band: E



## 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 and practical entrance hall with plenty of space for coats and shoes. Stairs rise to the first floor with a generous understairs storage cupboard, and doors lead to the main ground floor rooms.

### KITCHEN – 3.71m max x 3.94m max (12'2" x 12'11")

Recently refitted and finished in a modern white gloss design, the kitchen offers an excellent range of wall and base units with complementary work surfaces and upstands. Features include a 1½ bowl ceramic sink with flexi mixer tap, eye-level double oven, induction hob with extractor and glass splashback, along with integrated dishwasher and separate full-height fridge and freezer. A window overlooks the rear garden, with a door leading through to the utility room.

### UTILITY ROOM – 2.96m x 2.39m (9'8" x 7'10")

Refitted to complement the kitchen, the utility room provides additional storage with work surface over, stainless steel sink and drainer, and space and plumbing for a washing machine. The wall-mounted Worcester boiler is also housed here, with a window and part-glazed door opening directly onto the garden.

### SITTING ROOM – 5.64m max x 4.34m max (18'6" x 14'2")

A bright and spacious main reception room, centred around a large bay window to the front which fills the room with natural light. A fireplace with surround and stone hearth provides a focal point, while glazed double doors open into the dining room.

### DINING ROOM – 4.06m x 2.83m (13'3" x 9'3")

An ideal space for entertaining, offering ample room for a large dining table. Sliding doors open onto the rear patio, creating an easy link to the garden, with a further doorway providing access back into the kitchen.

### CLOAKROOM – 1.71m max x 0.9m max (5'7" x 2'11")

Fitted with a WC and wash hand basin set into a vanity unit with storage beneath, complemented by a tiled splashback and mirrored wall cabinet. Obscured window to the front.

### BEDROOM FIVE / HOME OFFICE – 3.86m x 2.4m (12'7" x 7'10")

A versatile ground floor room currently used as a fifth bedroom, but equally well suited as a home office, playroom or snug. Window to the front aspect.

## FIRST FLOOR

### LANDING

With airing cupboard housing the hot water tank, access to loft space, and doors to all first-floor rooms.

### MAIN BEDROOM – 4.32m into bay x 4.32m max (14'2" x 14'2")

A generous principal bedroom featuring an extensive range of fitted wardrobes and cupboards. A large bay window to the front aspect brings in plenty of natural light. Door to the ensuite.

### ENSUITE – 1.2m max x 2.78m max (3'11" x 9'1")

Comprising a shower enclosure with thermostatic shower, WC and pedestal wash hand basin. Part-tiled walls and an obscured side window.

### BEDROOM TWO – 2.85m x 4.02m (9'4" x 13'2")

A comfortable double bedroom with a large window overlooking the rear garden.

### BEDROOM THREE – 2.3m x 3.17m (7'6" x 10'4")

With built-in wardrobe and window to the front aspect.

### BEDROOM FOUR – 2.85m max x 2.83m max (9'4" x 9'3")

Another well-proportioned bedroom with window to the rear.

### BATHROOM – 1.96m x 1.7m (6'5" x 5'6")

Fitted with a modern three-piece suite comprising panelled bath, WC and wash hand basin set into a vanity unit with storage beneath. Part-tiled walls and obscured side window.

#### OUTSIDE

Tucked away at the end of a quiet cul-de-sac, the property enjoys a private and peaceful setting. To the front is a driveway providing ample off-road parking, while gated side access is available on both sides of the house.

The rear garden is a real highlight, offering a good degree of privacy and wrapping around the rear and side of the property. A large paved patio adjoins the house, ideal for outdoor seating, with the remainder mainly laid to lawn and bordered by mature planting. The garden is fully enclosed and also benefits from a timber storage shed.

#### DOUBLE GARAGE & DRIVE

A private driveway sits to the front of the property, providing generous off-road parking ideal for a growing family. This leads to a double garage fitted with twin up-and-over doors, with power and lighting connected, along with useful roof storage space. The garage offers excellent practicality for secure parking, storage or workshop use.

#### Viewings

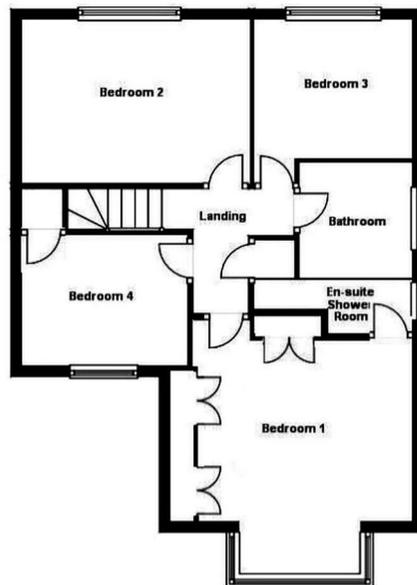
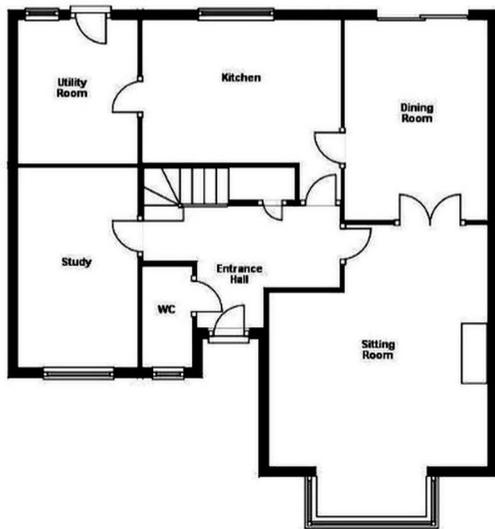
By appointment with the agents.

#### 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.







## Viewings

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