JAMIE WARNER
– ESTATE AGENTS –







30 Spring Close, Haverhill, CB9 7BF

£325,000

- FOUR BEDROOM TOWN HOUSE
- SPACIOUS THREE STOREY LAYOUT
- OPEN PLAN LIVING SPACE
- CAMBRIDGE SIDE LOCATION
- PRINCIPAL SUITE TOP FLOOR
- GARAGE & PARKING
- OVERLOOKING OPEN GREEN
- DRESSING ROOM & EN-SUITE
- ENCLOSED REAR GARDEN

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SPACIOUS FOUR BEDROOM TOWN HOUSE OVERLOOKING OPEN GREEN ON THE CAMBRIDGE SIDE OF TOWN

Well positioned on the highly regarded Cambridge side of town, this four bedroom townhouse enjoys an attractive outlook over a green with established trees, offering a more open and peaceful setting than many. The property offers generous accommodation across three floors, including a superb top floor principal suite with dressing area and en-suite, alongside a spacious open-plan sitting/dining room with doors leading out to the garden. Further benefits include a modern kitchen, garage and parking, making this a well-rounded home suited to both families and buyers looking for space and convenience.

4 2 1 C

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

Entrance Hall
A bright and welcoming entrance hall with stylish wooden flooring, radiator, and stairs rising to the first floor, setting the tone for the rest of the home.

WC
Fitted with a modern two-piece suite comprising a vanity wash hand basin with mixer tap and low-level WC. Window to front, tiled splashbacks, and radiator.

Kitchen 3.99m (13'1") max x 2.62m (8'7")
A stylish, well-presented kitchen fitted with a range of modern shaker-style units complemented by contrasting worktops and metro-style tiled splashbacks. Features include a 1½ bowl sink unit with mixer tap, integrated eye-level double oven, four-ring gas hob with angled extractor over, and space and plumbing for appliances. A window to the front provides natural light, while the layout also allows for a small breakfast bar area, adding to the practicality of the space.

Sitting/Dining Room 4.93m (16'2") x 4.74m (15'7") max
A superb open-plan sitting/dining room offering excellent proportions and a real sense of space, ideal for both everyday living and entertaining. The room features attractive wooden flooring and a striking feature wall, with clearly defined areas for both seating and dining. French doors to the rear allow for plenty of natural light and provide direct access out to the garden, enhancing the overall flow of the space.

First Floor

Landing
A central landing providing access to all first floor rooms.

Bedroom 2 2.84m (9'4") max x 4.74m (15'7") into wardrobe
A well-proportioned double bedroom with two windows to the front aspect, allowing for plenty of natural light, complemented by fitted wardrobe space.

Bedroom 3 4.04m (13'3") x 2.43m (8'0")
A comfortable bedroom overlooking the rear, featuring wooden flooring and a bright, airy feel.

Bedroom 4 2.90m (9'6") x 2.46m (8'1")
A versatile room ideal as a bedroom, nursery or home office, enjoying a rear aspect.

Bathroom
Fitted with a modern bathroom suite featuring a panelled bath with rainfall-style shower over and additional handheld attachment, pedestal wash hand basin and low-level WC. Finished with contemporary tiling and a clean, modern feel.

Second Floor

Dressing Room / Office 2.01m (6'7") x 1.30m (4'3")
A useful and flexible space, perfect as a dressing room or dedicated home office, with skylight providing natural light.

Bedroom 1 4.44m (14'7") x 4.74m (15'7") max
A superb principal bedroom occupying the top floor, offering a generous footprint with a feature box window to the front and built-in storage, creating a calm and private retreat.

En-Suite 2.65m (8'8") x 2.63m (8'8")
A high-quality en-suite finished to an excellent standard, featuring a freestanding bath, separate walk-in double shower enclosure, vanity wash hand basin and WC. Complemented

by stylish tiling, a heated towel rail and skylight, creating a bright and luxurious feel.

Outside
The rear garden is designed with low maintenance in mind, featuring a combination of patio and decked seating areas providing ideal spaces for outdoor dining and entertaining. The remainder is laid to lawn, offering scope for further landscaping if desired. Enclosed by a combination of brick walling and timber fencing, the garden enjoys a good degree of privacy and a secure feel. French doors from the sitting/dining room open directly onto the patio, creating a natural extension of the living space. A side access gate leads through to the garage and parking area.

To the front, the property enjoys a particularly attractive outlook, set overlooking an open green with established trees and footpaths, creating a pleasant and open aspect.

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.









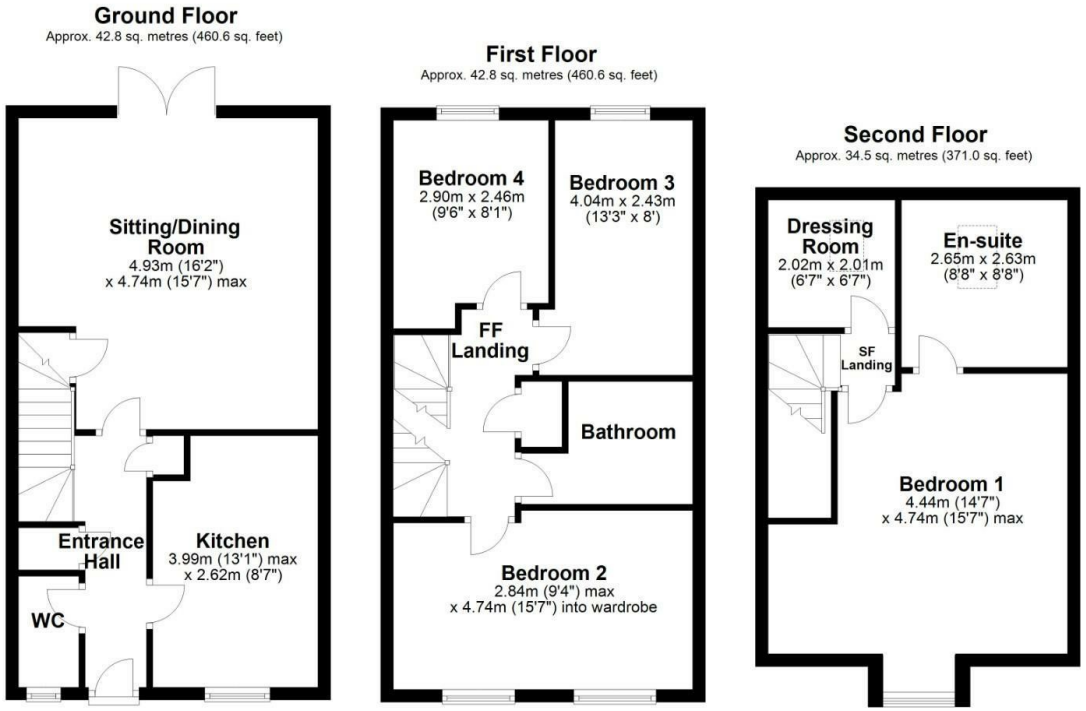




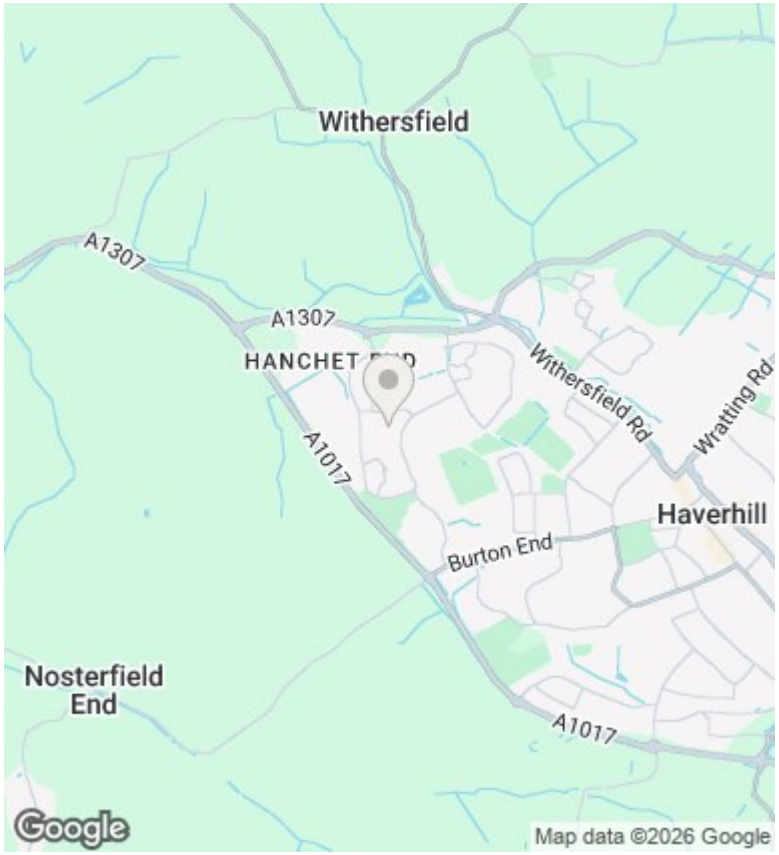








Total area: approx. 120.0 sq. metres (1292.2 sq. feet)



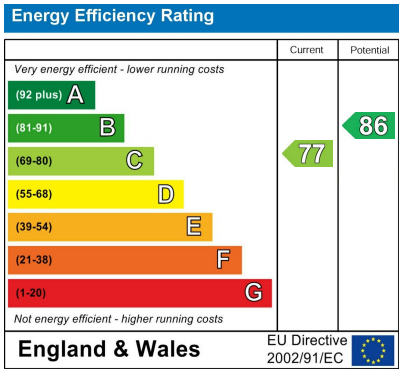
Directions

Viewings

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

Council Tax Band

B



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