



JAMIE WARNER
— ESTATE AGENTS —



78 Horsham Close, Haverhill, CB9 7HN

£295,000

- CHAIN FREE SALE
- End Terrace Position
- Garage & Driveway
- Cambridge Side Of Town
- Open-Plan Kitchen/Diner
- Private Rear Garden
- Three Bedroom Home
- French Doors To Garden
- Well Presented Throughout

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CHAIN FREE END TERRACE ON THE CAMBRIDGE SIDE OF TOWN

A well-presented three-bedroom end terrace home occupying a popular CAMBRIDGE SIDE OF TOWN location. Offering a spacious sitting room, OPEN-PLAN KITCHEN/DINING ROOM, enclosed rear garden, GARAGE and OFF-ROAD PARKING, this chain-free property is an excellent opportunity for first-time buyers, families and downsizers alike.



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

4.37m (14'4") x 1.41m (4'8")

A welcoming entrance hall setting the tone for the accommodation, featuring wooden flooring, a radiator and stairs rising to the first floor. A door leads through to the sitting room.

Sitting Room

5.25m (17'2") x 3.56m (11'8")

A bright and comfortable reception room centred around a charming box bay window to the front aspect. Generous proportions make this an ideal space for both relaxing and entertaining, while two radiators ensure year-round comfort. Double doors lead through to the dining room, creating a natural flow between the living spaces.

Dining Room

3.66m (12') x 2.46m (8'1")

Forming part of an attractive open-plan kitchen/dining space, this bright and inviting room provides ample space for a family dining table and enjoys French doors opening directly onto the rear garden. The layout lends itself perfectly to modern family life, allowing indoor and

outdoor living to blend seamlessly during the warmer months.

Kitchen

3.66m (12') x 1.98m (6'6")

Open plan to the dining area, the kitchen is fitted with a range of shaker-style base and eye-level units complemented by solid oak worktops and tiled splashbacks. There is a range cooker, fridge/freezer and washing machine, while a rear-facing window provides natural light and views towards the garden. Together with the adjoining dining area, it creates a sociable hub of the home ideal for both everyday living and entertaining.

FIRST FLOOR

Landing

3.40m (11'2") x 0.84m (2'9")

Providing access to all first-floor accommodation and creating a natural divide between the bedrooms and bathroom.

Bedroom One

4.55m (14'11") x 3.14m (10'4") max

A generously sized principal bedroom enjoying two front-facing windows which flood the room with natural light. Two double fitted wardrobes provide useful practicality, while the proportions comfortably accommodate a range of bedroom furniture.

Bedroom Two

3.66m (12') x 2.55m (8'4")

A well-proportioned double bedroom overlooking the rear aspect, offering ample space for bedroom furniture and making an excellent guest room, children's bedroom or principal bedroom alternative.

Bedroom Three

2.69m (8'10") x 1.89m (6'3")

A versatile room that could serve equally well as a bedroom, nursery, dressing room or home office, depending on individual requirements.

Bathroom

2.01m (6'7") x 1.94m (6'4")

Fitted with a three-piece suite comprising a panelled bath with shower and glass screen, pedestal wash hand basin and low-level WC. Finished with tiled flooring, a heated towel rail and a side-facing window.

OUTSIDE

Front Garden

The property is set back from the road behind an open-plan front garden, laid mainly to lawn with a pathway leading to the entrance door.

Rear Garden

Designed with ease of maintenance in mind, the rear garden enjoys a good degree of privacy and features a generous decked seating area, ideal for outdoor dining and entertaining. Beyond this is an artificial lawn bordered by planted beds and enclosed by timber fencing. An outside tap is provided, while a pathway to the side of the house leads to a personal door providing access into the attached single garage.

GARAGE & DRIVE

The attached single garage is fitted with an up-and-over door and benefits from power and lighting connected. Useful eaves storage provides additional space for household items and seasonal belongings. To the front of the property, the driveway provides off-road parking.

Viewings

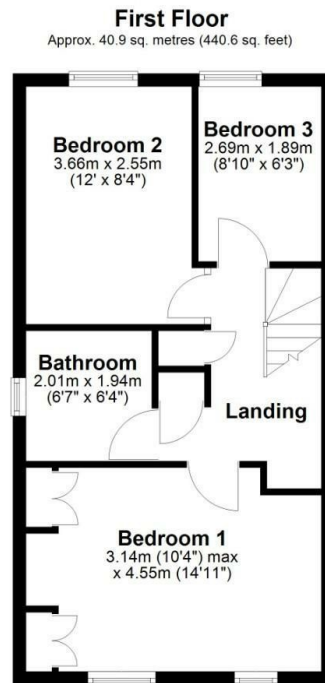
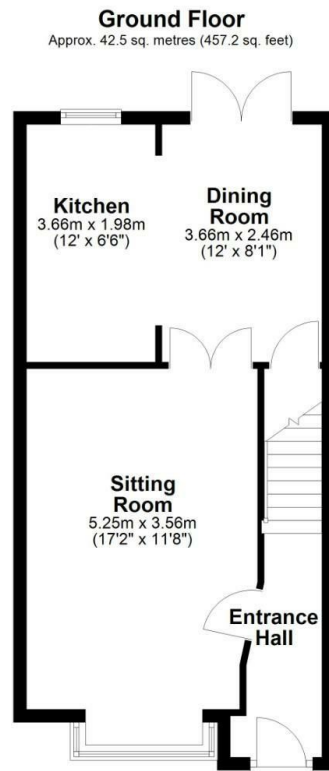
By appointment with the agents.

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. 83.4 sq. metres (897.8 sq. feet)



Viewings

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