JAMIE WARNER
ESTATE AGENTS







10 Beaconsfield Court, Haverhill, CB9 8JW

£215,000

- Beautifully Presented Three Bedroom Home
- Generous Sitting Room With Feature Fireplace
- Beautifully Landscaped Rear Garden
- Stunning Shaker-Style Kitchen/Dining Room
- Separate Utility Room & Ground Floor WC
- Backing Onto Allotments
- Quartz Work Surfaces & Integrated Appliances
- Three Well-Proportioned Bedrooms
- Pleasant Views To The Rear

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BEAUTIFULLY PRESENTED THREE BEDROOM HOME WITH AN UNOVERLOOKED REAR GARDEN

A beautifully presented three bedroom home enjoying a delightful position backing onto allotments, with pleasant views to the rear. The accommodation features a stunning Shaker-style kitchen/dining room with quartz work surfaces and integrated appliances, a generous sitting room with an attractive feature fireplace, separate utility room and ground floor WC. Outside, the thoughtfully landscaped rear garden provides a wonderful space for relaxing and entertaining, with established planting and a lovely backdrop of mature trees. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

3 1 1

Council Tax Band: B





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 welcoming entrance to the home with window to front aspect, radiator and stairs rising to the first floor.

Kitchen/Dining Room
3.81m (12'6") x 2.92m (9'7")
A beautifully appointed kitchen/dining room fitted with an attractive range of light grey Shaker-style base and eye-level units, complemented by quartz work surfaces and matching upstands. Incorporating a one and a half bowl stainless steel sink and drainer with mixer tap, integrated fridge/freezer and dishwasher, eye-level electric double oven, built-in microwave and four-ring electric hob with concealed extractor over. Recessed ceiling spotlights, tile effect LVT flooring and two radiators, including a contemporary vertical radiator. There is ample space for a dining table and chairs, with a window to the front aspect and sliding patio doors opening onto the garden, allowing plenty of natural light into the room.

Sitting Room
4.87m (16') x 3.96m (13')
A wonderfully inviting and generously proportioned reception room, beautifully decorated with an attractive feature fireplace providing a lovely focal point to the room, incorporating a decorative cast iron insert, painted timber surround and marble hearth. Floating shelving to the chimney breast alcove, ceiling coving and radiator. A particularly large window overlooking the rear garden allows an abundance of natural light into the room, creating a lovely space in which to relax.

Utility Room
A useful addition to the kitchen, fitted with base units and work surfaces over, plumbing for washing machine and space for tumble dryer. LVT flooring, wall-mounted combination boiler serving the central heating system and domestic hot water.

WC
Fitted with a white two-piece suite comprising wall-mounted wash hand basin with mixer tap and low-level WC, tiled splashbacks and window to side aspect.

First Floor

Landing
A naturally light landing with window to front aspect, storage cupboards and access to the first-floor accommodation.

Bedroom 1
3.96m (13') x 3.05m (10')
A particularly attractive and generously proportioned double bedroom, tastefully decorated in soft neutral tones with decorative sage green wall panelling and beautiful herringbone flooring. Ceiling coving, radiator and window enjoying a pleasant outlook over the rear garden and allotments beyond.

Bedroom 2
3.96m (13') x 2.57m (8'5")
A comfortable and well-presented double bedroom with space for bedroom furniture, wood effect flooring, radiator and window enjoying pleasant views over the garden and allotments beyond.

Bedroom 3
3.06m (10') x 2.07m (6'9")
A versatile third bedroom, currently utilised as a dressing room but equally suited to a child's bedroom or home office, with radiator and window enjoying a pleasant outlook to the rear.

Bathroom

Fitted with a white two-piece suite comprising panelled bath and pedestal wash hand basin, complemented by white tiled walls, heated towel rail, extractor fan and obscure glazed window to front aspect.

Separate WC
1.57m (5'2") x 0.72m (2'4")
Fitted with a low-level WC and window to front aspect.

Outside
One of the particularly appealing features of this home is its delightful rear garden, backing directly onto allotments and enjoying an unoverlooked position with an attractive backdrop of mature trees and greenery. The garden has been thoughtfully landscaped to provide a lovely space for both relaxing and entertaining, with a paved patio immediately adjoining the property, accessed directly from the kitchen/dining room. Timber-edged steps lead up to a raised lawn, bordered by established shrubs, ornamental trees and colourful planting. A further paved seating area towards the foot of the garden provides another lovely spot to sit and enjoy the surroundings. The garden is enclosed by timber fencing and benefits from garden storage.

To the front of the property is a small enclosed garden with timber picket fencing.

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.





















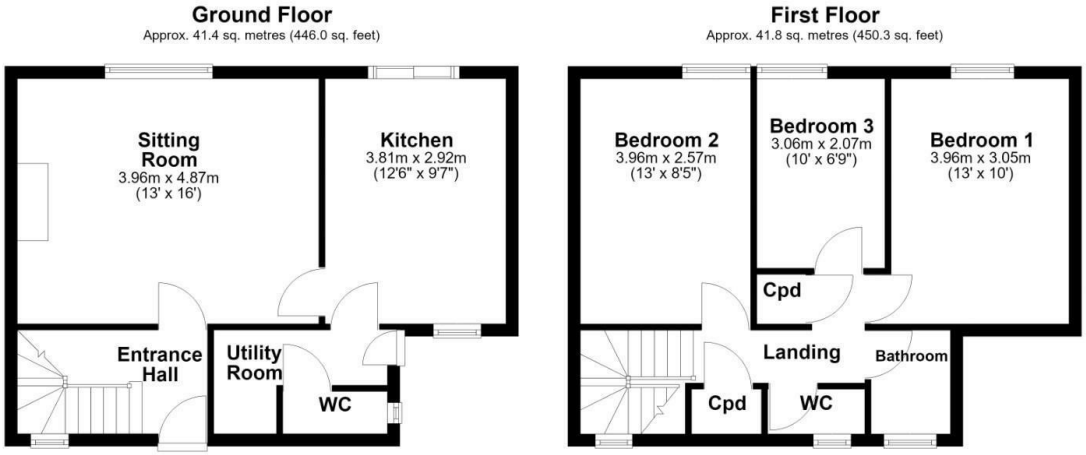

Total area: approx. 83.3 sq. metres (896.3 sq. feet)

Viewings

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





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