



JAMIE WARNER
— ESTATE AGENTS —



1 Barnby Close, Haverhill, CB9 7WA

Guide Price £490,000

- Sought-after Hanchet Manor
- Spacious kitchen / diner
- Main bedroom with en-suite
- Private two-home driveway
- Three reception rooms
- South-facing rear garden
- Pleasant green frontage
- Five generous bedrooms
- Double garage and parking

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SPACIOUS FIVE-BEDROOM HOME WITH SOUTH-FACING GARDEN & GREEN OUTLOOK

Located on the highly regarded Hanchet Manor development on the Cambridge side of town, this impressive five-bedroom detached home enjoys a privileged position on a private driveway serving only two properties, overlooking a pleasant green to the front.

Beautifully balanced for family life, the ground floor offers three reception rooms alongside a generous kitchen/diner opening directly to the south-facing rear garden — ideal for everyday living and entertaining. Upstairs provides five well-proportioned bedrooms, including a comfortable main suite.

Further benefits include a double garage and ample driveway parking. A superb opportunity to secure a stylish home in one of Haverhill's most desirable settings.



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.

GROUND FLOOR

Entrance Hall

A wonderful first impression — this striking entrance boasts a vaulted ceiling that draws natural light into the heart of the home, creating an uplifting sense of scale and space. A window to the front, radiator, and stairs rising to the first floor are complemented by double doors leading through to the sitting room. Door to:

WC

Smart two-piece suite comprising vanity wash hand basin with mixer tap and tiled splashback, low-level WC and radiator.

Sitting Room — 5.55m (18'2") x 3.55m (11'8")

A bright and welcoming reception room with a window to the front and two to the side. A log-effect gas fire creates a warm focal point, while two radiators ensure comfort year-round. Double doors open through to:

Dining Room — 3.55m (11'8") x 2.94m (9'8")

Perfectly set for entertaining, featuring wooden flooring and French doors that connect directly with the rear garden.

Study — 3.21m (10'6") x 2.74m (9')

A quiet, versatile room overlooking the front — ideal as a home office or hobby space. Radiator.

Kitchen / Breakfast Room — 5.34m (17'6") x 2.94m (9'8")

The social heart of the home, fitted with matching base and wall units paired with oak butcher-block worktops for a warm farmhouse feel. Features include a 1½-bowl ceramic sink with mixer tap, space for a range cooker and fridge/freezer, and Karndean flooring. French doors open onto the garden — great for summer dining.

Utility Room — 2.04m (6'8") x 1.91m (6'3")

Practical additional space fitted with matching worktops, plumbing for washing machine, space for tumble dryer, Karndean flooring and radiator. Wall-mounted boiler. Door to the garden.

FIRST FLOOR

Landing

Window to the front providing natural light, plus double storage cupboard.

Bedroom 1 — 4.10m (13'5") x 3.66m (12') (to wardrobes)

A generous main bedroom with front-facing window, radiator and two built-in double wardrobes.

En-Suite

Smartly finished with vanity wash hand basin with mixer tap and tiled splashback, tiled shower enclosure with power shower and glass screen, low-level WC, heated towel rail and window to side.

Bedroom 2 — 3.66m (12') max x 2.94m (9'8")

Rear-facing double bedroom with radiator and built-in double wardrobes.

Bedroom 3 — 2.74m (9') x 2.57m (8'5") (to wardrobes)

Front-facing bedroom with radiator and built-in double wardrobes.

Bedroom 4 — 2.89m (9'6") x 2.28m (7'6")

Window to rear, radiator and double storage cupboards.

Bedroom 5 — 2.42m (7'11") x 2.28m (7'6")

Window to rear, radiator and built-in wardrobe.

Family Bathroom

Finished with a panelled bath with shower attachment and glass screen, pedestal wash hand basin and low-level WC. Full-height tiling, heated towel rail and window to side.

OUTSIDE

The property enjoys a generous south-facing rear garden, offering excellent privacy. Predominantly laid to lawn and framed by established shrubs and hedgerow, the garden provides plenty of space for outdoor living. A paved terrace sits directly off the house — ideal for dining and relaxation. Timber fencing encloses the space, while a personal door leads into the double garage and a gate returns to the front.

To the front is a further lawned garden bordered by mature hedgerow.

DOUBLE GARAGE & DRIVEWAY

A double garage sits to the side of the house, offering two up-and-over doors, power and lighting, and eaves storage. A tarmac drive provides off-road parking for several vehicles.

Viewings

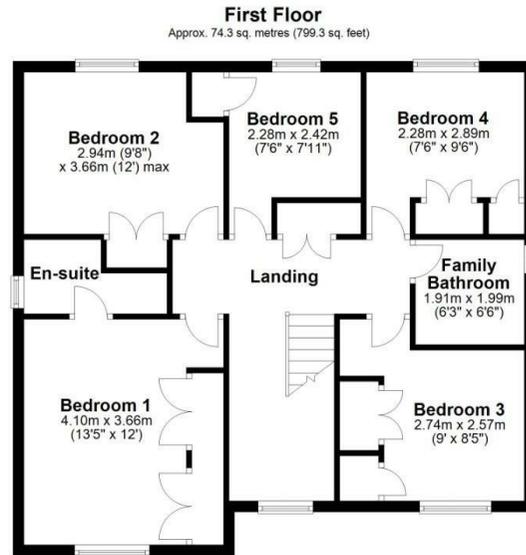
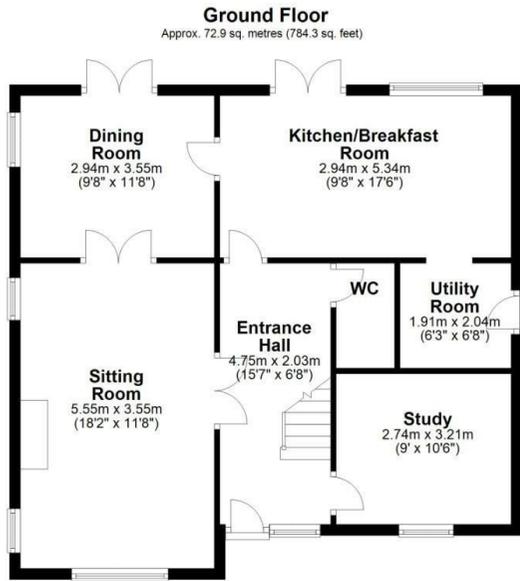
By appointment with the agents.

Special Notes

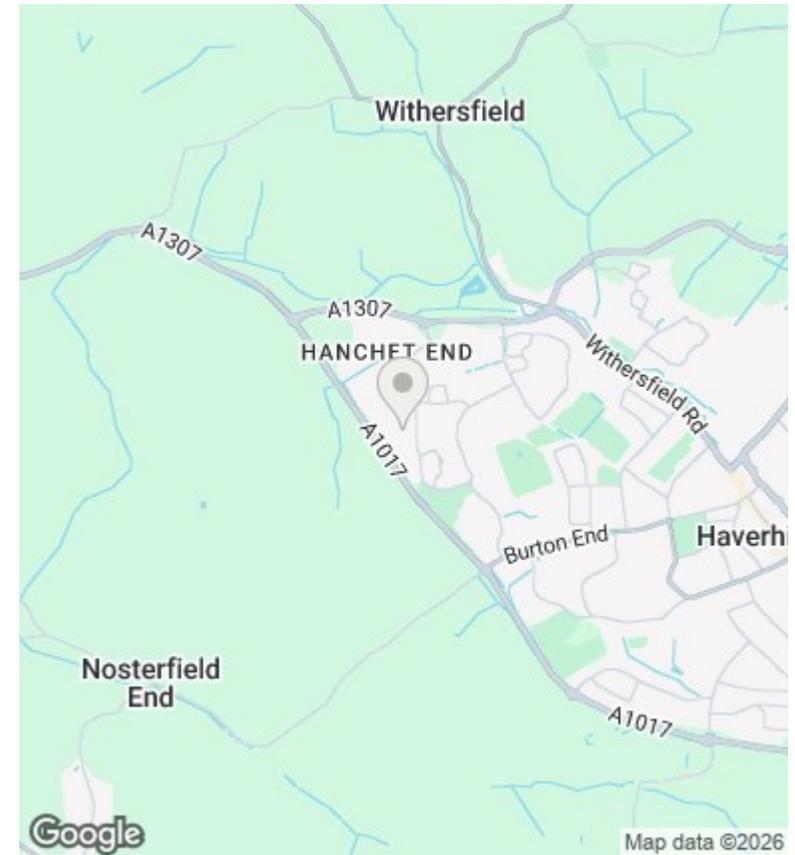
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 147.1 sq. metres (1583.6 sq. feet)



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	