



JAMIE WARNER
— ESTATE AGENTS —



33 Stockley Close, Haverhill, CB9 0NB

£225,000

- TWO BEDROOM HOME
- MODERN KITCHEN/DINER
- DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN
- MODER COMBINATION BOILER
- GENEROUS SITTING ROOM
- ALLOCATED PARKING SPACE
- POPULAR CUL DE SAC

33 Stockley Close, Haverhill CB9 0NB

STYLISH TWO BEDROOM HOME WITH PRIVATE GARDEN AND ALLOCATED PARKING

A well-presented and deceptively spacious two bedroom home, offering bright and modern accommodation throughout. The property benefits from a generous sitting room, a well-equipped kitchen/breakfast room with direct access to the garden, and two good sized bedrooms.

Outside, the enclosed rear garden provides a low-maintenance space ideal for relaxing or entertaining, while the added benefit of an allocated parking space directly to the front ensures everyday convenience.

An ideal first time purchase or investment opportunity, ready to move straight into.



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.

ENTRANCE HALL

A practical entrance area with door leading through to the main sitting room.

SITTING ROOM

4.57m x 4.08m (15' x 13'5")

A well-proportioned reception room enjoying a window to the front aspect, creating a bright and welcoming feel. Finished with wooden flooring and featuring stairs rising to the first floor, this is a comfortable main living space with plenty of

room for seating.

KITCHEN/BREAKFAST ROOM

4.08m x 2.44m (13'5" x 8')

Fitted with a range of base and eye level units complemented by work surfaces and incorporating a stainless steel sink unit with mixer tap. There is space for a fridge/freezer together with plumbing for both a washing machine and dishwasher, while cooking facilities include a fitted electric oven with ceramic hob and extractor hood above. A window overlooks the rear garden and a door provides direct access outside, making this a practical and sociable everyday space.

LANDING

2.73m max x 1.88m (8'11" max x 6'2")

With doors leading to all first floor accommodation.

BEDROOM 1

3.52m x 3.04m min (11'7" x 10' min)

A generous principal bedroom with two windows to the front aspect allowing for plenty of natural light. The room also benefits from a bi-fold door leading through to the bathroom.

BEDROOM 2

3.48m max x 2.13m (11'5" max x 7')

A good sized second bedroom overlooking the rear, ideal as a guest room, child's bedroom or home office.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with shower attachment, vanity wash hand basin and low-level WC. Finished with tiled flooring and complemented by a window to the rear aspect.

OUTSIDE

The rear garden is designed for ease of maintenance whilst still offering a great

space to relax and entertain. Immediately to the rear of the property is a paved patio area, ideal for seating and outdoor dining, with a further shingle seating area providing additional space for garden furniture.

The remainder of the garden is laid to lawn with pathway leading to the rear access gate, offering practicality for day-to-day use. The garden is fully enclosed by timber fencing, providing a good degree of privacy, and enjoys a pleasant backdrop with no immediate rear overlooking.

The property also benefits from an allocated parking space located directly to the front of the house, providing convenient off-road parking.

Viewings

By appointment with the agents.

Special Notes

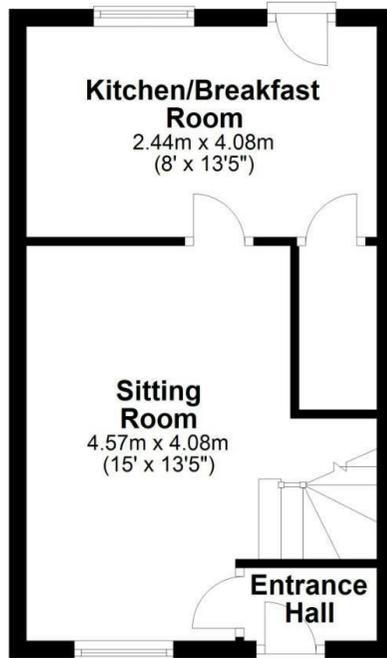
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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





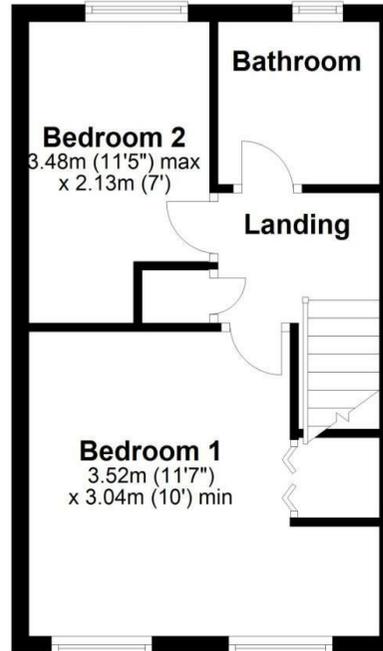
Ground Floor

Approx. 29.0 sq. metres (312.2 sq. feet)

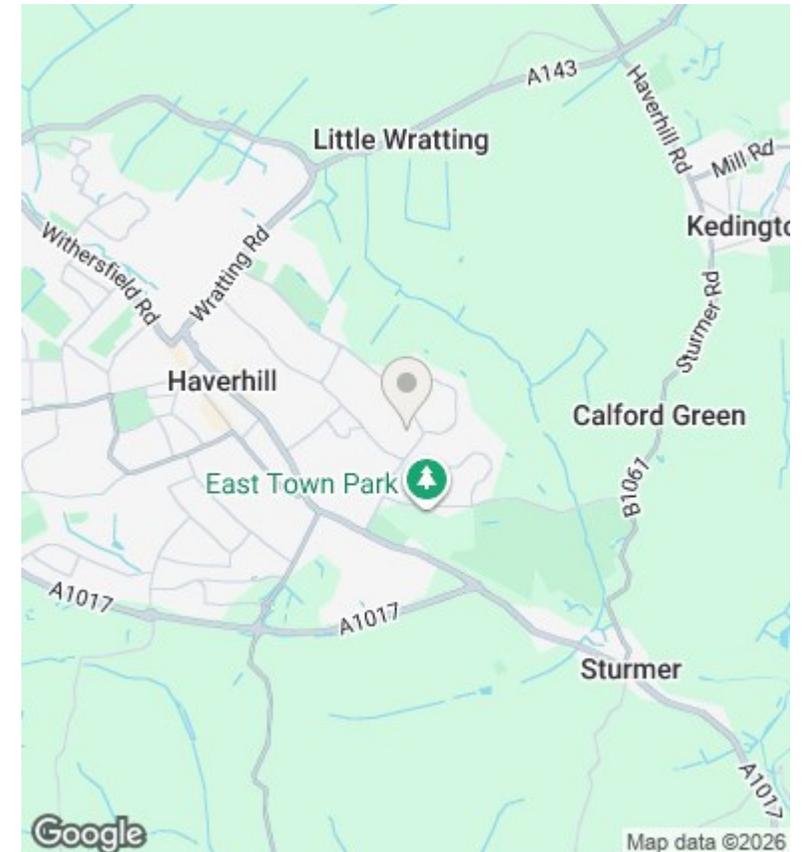


First Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



Total area: approx. 58.3 sq. metres (627.7 sq. feet)



Viewings

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