JAMIE WARNER
– ESTATE AGENTS –







# 4 Cramswell Close, Haverhill, CB9 9QL

## £265,000

- Pleasant cul-de-sac position
- Generous sitting room
- Attractive rear garden
- Cambridge side of town
- Spacious kitchen/dining room
- Summer house
- Three bedroom semi-detached
- Ground floor WC
- Driveway & single garage

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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# 4 Cramswell Close, Haverhill CB9 9QL

GENEROUS THREE BEDROOM SEMI WITH GARAGE

This well-presented three bedroom semi-detached home is pleasantly positioned within a cul-de-sac on the Cambridge side of town. The accommodation includes a generous sitting room, spacious kitchen/dining room with direct access onto the garden, ground floor WC, three bedrooms and a family bathroom. Outside, the property benefits from an established rear garden with composite decking and summer house, together with driveway parking and a single garage offering useful additional space.

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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 welcoming entrance hall with radiator and doors leading to the WC and sitting room.

WC
Fitted with a two-piece suite comprising a low-level WC and pedestal wash hand basin with tiled splashback. There is also a radiator and window to the front.

Sitting Room
4.62m (15'2") x 4.57m (15') max
A particularly generous sitting room with plenty of space for a range of lounge furniture. A large window to the front provides good natural light, while a contemporary fireplace creates an attractive focal point. Finished with grey wood-effect laminate flooring, with radiator, stairs rising to the first floor and a door leading through to the kitchen/dining room.

Kitchen/Dining Room
4.57m (15') x 3.07m (10'1")
A bright and spacious kitchen/dining room offering ample space for a family dining table and enjoying plenty of natural light from the rear window and glazed double doors opening directly onto the garden. The kitchen is fitted with a range of grey base and eye-level units with contrasting work surfaces, tiled splashbacks and a matching breakfast bar providing additional preparation space and informal seating. Integrated appliances include an electric fan-assisted oven and four-ring gas hob with extractor hood over, together with a stainless steel sink and drainer with mixer tap and plumbing for a washing machine. Radiator and wood-effect flooring continue through the dining area.

First Floor

Landing
The first-floor landing has a window to the side, useful built-in storage cupboards and provides access to all three bedrooms and the bathroom.

Bedroom 1
3.77m (12'5") x 2.44m (8')
A well-proportioned double bedroom with ample space for a range of freestanding bedroom furniture. A wide window to the rear provides good natural light, with radiator beneath, while a useful built-in storage cupboard with double doors provides additional storage. The room is finished with fitted carpet.

Bedroom 2
3.35m (11') x 2.62m (8'7")
A good-sized second bedroom with a window to the front providing plenty of natural light and a radiator beneath. The room offers flexible space for bedroom furniture and is currently arranged with additional seating, making it equally suitable as a bedroom, dressing room or occasional room.

Bedroom 3
2.77m (9'1") x 1.98m (6'6")
A useful third bedroom with a window to the rear, radiator and grey wood-effect laminate flooring. Currently arranged as a home office, the room offers flexible accommodation and would work equally well as a single bedroom, nursery or study.

Bathroom
Fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. The room features tiled walls around the bath and sanitaryware, a window to the front providing natural light, radiator and a practical shower

curtain rail above the bath.

Outside
To the front, the property is set back behind established hedging and planting, giving the house a pleasant degree of screening from the road. A pathway leads to the front entrance, while to the side there is a driveway providing off-road parking and access to the single garage.

The rear garden is a particularly attractive feature of the property, offering a good balance of lawn, seating and entertaining space. Immediately adjoining the rear of the house is a composite decked terrace, providing an ideal area for outdoor dining, barbecues and summer seating, with direct access from the kitchen/dining room via glazed double doors.

Beyond the decking, the garden is predominantly laid to lawn with a paved pathway running through towards the rear. Established borders, shrubs and planting provide colour and interest, while timber fencing creates a defined and enclosed setting.

Positioned towards the rear of the garden is a timber summer house, currently arranged as a comfortable additional seating area. With glazed double doors and windows, it provides a useful extra space away from the main house and would lend itself well to use as a summer room, hobby space or quiet retreat. Overall, the garden offers a pleasant mix of open lawn, established planting and useful seating areas, making it well suited to families, entertaining and those who enjoy spending time outdoors.

Single Garage
A useful single garage with up-and-over door, power and light connected and additional roof storage space. The current owners use the garage as a studio, demonstrating its flexibility, and it would equally suit use as a workshop, hobby room or practical storage area, subject to a buyer's individual requirements.









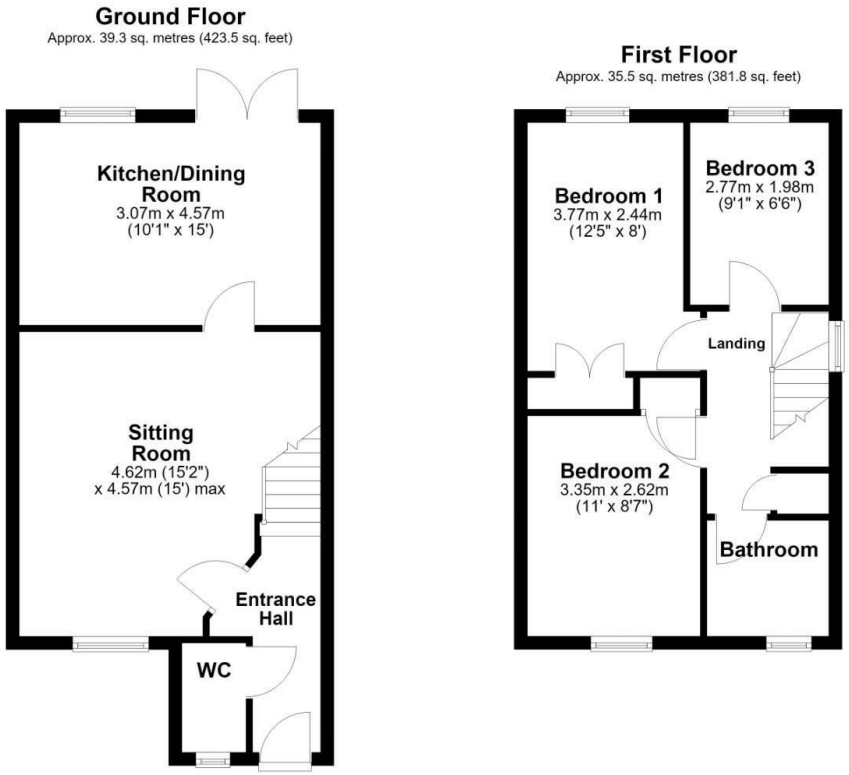




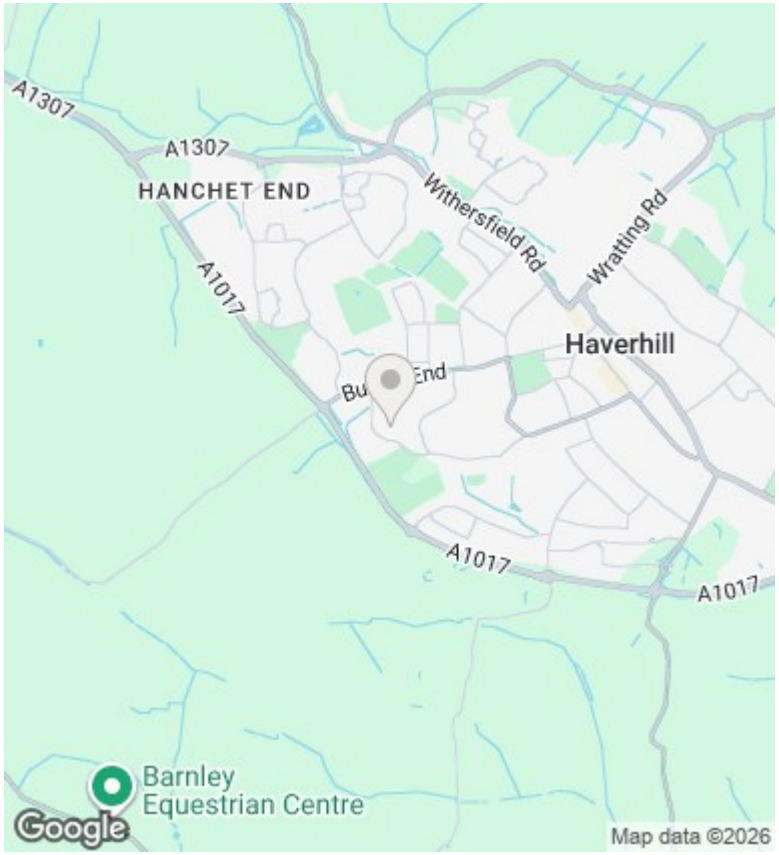



WELCOME






Total area: approx. 74.8 sq. metres (805.3 sq. feet)



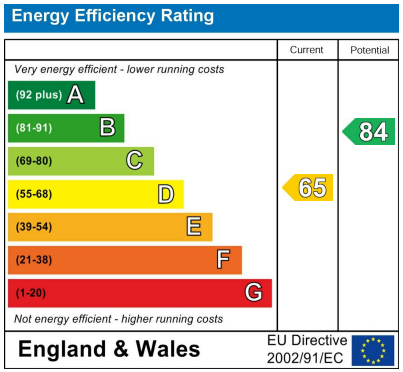

## Directions

## Viewings

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

## Council Tax Band

B




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