



## 6 Beavis Drive, Haverhill, CB9 7JA

£335,000

- DETACHED THREE BEDROOM HOME
- NEARLY 1,000 SQ FT
- SEPARATE UTILITY ROOM
- POPULAR BOYTON PLACE LOCATION
- FULL DEPTH SITTING ROOM
- DOWNSTAIRS WC
- RARE DOUBLE CART LODGE
- KITCHEN/DINING WITH BREAKFAST BAR
- PRINCIPAL BEDROOM WITH EN-SUITE

# 6 Beavis Drive, Haverhill CB9 7JA

STYLISH MODERN LIVING WITH A RARE DOUBLE CART LODGE ON BOYTON PLACE

Located on the popular Boyton Place development, this beautifully presented three-bedroom detached home offers almost 1,000 sq ft of well-designed accommodation and a landscaped rear garden.

The property features a superb full-depth sitting room with French doors opening onto the garden, a bright kitchen/dining room with breakfast bar, separate utility room and cloakroom. Upstairs are three well-proportioned bedrooms including a principal bedroom with en-suite.

A genuine standout feature is the double cart lodge positioned directly beside the property — covered parking for two vehicles, something rarely available on homes of this age and style.



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

1.88m (6'2") x 1.46m (4'10")

A welcoming entrance to the home with stairs rising to the first floor and access through to the main living accommodation. Radiator and entrance door.

### Sitting Room

5.61m (18'5") x 3.10m (10'2")

A superbly proportioned reception room stretching the full depth of the property, creating an excellent everyday living and entertaining space. Window to the front aspect allowing for plenty of natural light, tiled flooring and two radiators. French doors open onto the rear garden, creating a lovely flow between the home and outside space.

### Kitchen / Dining Room

5.61m (18'5") x 2.87m (9'5")

A generous open-plan kitchen/dining space forming the heart of the home. Fitted with a matching range of base and eye-level units with ample worktop space and a breakfast bar seating area. Inset 1½ bowl stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted electric fan-assisted double oven and built-in four-ring gas hob with extractor over.

Enjoying a double aspect with windows to the front and side, this is a bright and sociable room with excellent natural light. Half-height wood panelling adds character, complemented by vinyl flooring and two radiators. Door leading through to the utility room.

### Utility Room

1.88m (6'2") x 1.58m (5'2")

A practical and well-arranged space with matching base and eye-level units, plumbing for washing machine and space for tumble dryer. Radiator and vinyl flooring. Door to the rear garden and internal door to the cloakroom.

### WC

Fitted with a two-piece suite comprising wall-mounted wash hand basin with mixer tap and tiled splashback, and low-level WC. Vinyl flooring.

## First Floor

### Landing

Window to the rear aspect allowing natural light into the space. Radiator. Door to storage cupboard and access to all first-floor accommodation.

## Bedroom 1

4.34m (14'3") x 3.18m (10'5")

A spacious principal bedroom enjoying a side aspect window and fitted double wardrobes with full-length mirrored sliding doors. Radiator. Sliding door leading to the en-suite.

## En-Suite

3.18m (10'5") x 1.17m (3'10")

Comprising a three-piece suite including pedestal wash hand basin with mixer tap, tiled shower cubicle with fitted power shower and glass screen, and low-level WC. Half-height tiling to walls, window to the front, radiator and vinyl flooring.

## Bedroom 2

3.18m (10'5") x 2.00m (6'7")

A generous double bedroom with a window to the front aspect and a radiator

## Bedroom 3

2.87m (9'5") x 2.33m (7'8")

A comfortable third bedroom with window to the side aspect and radiator.

## Bathroom

Fitted with a three-piece suite comprising panelled bath with mixer tap, wash hand basin with mixer tap and low-level WC. Tiled splashbacks, window to the front aspect, radiator and vinyl flooring.

## Outside

The rear garden has been thoughtfully arranged to create a practical and family-friendly outdoor space. Immediately from the French doors is a paved patio area, ideal for seating and entertaining, which leads onto a central lawn section enclosed by brick walling and timber fencing.

A further paved section runs down the side of the property, offering a particularly useful space for bin storage and everyday practicality while keeping the main garden area uncluttered.

Directly to the left of the property is a substantial double cart lodge providing covered parking for two vehicles, positioned conveniently close to the house and offering a level of practicality rarely found with modern homes. An EV charging point is also installed, adding further convenience and future-proof appeal.

## Viewings

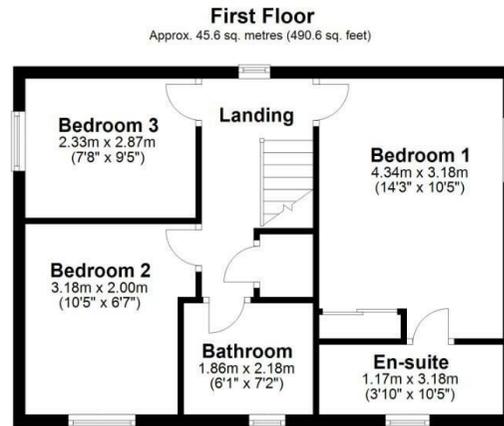
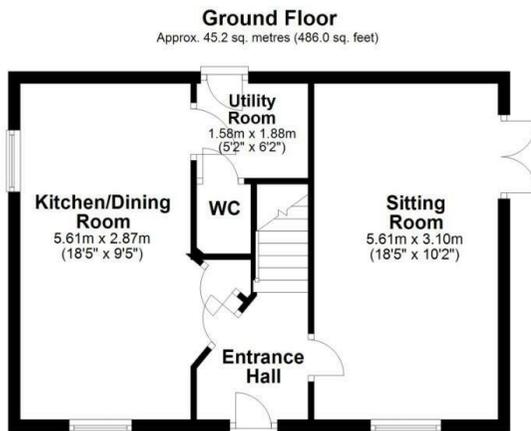
By appointment with the agents.

## 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. 90.7 sq. metres (976.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewings

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

## Council Tax Band

C

