JAMIE WARNER
– ESTATE AGENTS –







5 Cley Court, Haverhill, CB9 7FR

£400,000

- Sought-After Hanchet Grange Development
- Attractive Green-Facing Position
- Generous Conservatory Overlooking Garden
- Cambridge Side of Town
- Four-Bedroom Detached Family Home
- Integral Garage & Driveway Parking
- Cul-de-Sac of Just Five Homes
- Spacious Kitchen/Dining Room
- No Onward Chain

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TUCKED AWAY CUL-DE-SAC POSITION OVERLOOKING A GREEN – NO ONWARD CHAIN!

Occupying an attractive position within a small cul-de-sac of just five houses, overlooking a leafy green on the highly sought-after Hanchet Grange development on the Cambridge side of town. This substantial four-bedroom detached family home offers generous and versatile accommodation, including a spacious sitting room, kitchen/dining room, separate utility and an impressive conservatory overlooking the established rear garden. Further benefits include an en-suite to the principal bedroom, integral garage and generous driveway parking. Offered for sale with NO ONWARD CHAIN.

4 2 2 D

Council Tax Band: D





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

Accessed via a double glazed entrance door, with radiator, staircase rising to the first floor and doors leading to the ground floor accommodation.

WC

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

Sitting Room

4.43m (14'6") x 4.01m (13'2")

A generously proportioned reception room enjoying plenty of natural light from the attractive bay window to the front and an additional window to the side. A feature gas fireplace with marble surround, hearth and decorative mantel provides a focal point to the room, complemented by wood-effect flooring, decorative coving, wall lighting and a radiator.

Kitchen/Dining Room

6.47m (21'3") x 2.85m (9'4")

A spacious kitchen/dining room fitted with a comprehensive range of cream shaker-style wall and base units, complemented by contrasting dark work surfaces and mosaic tiled splashbacks. There is a sink with mixer tap positioned beneath the rear-facing window, a range-style cooker with extractor hood above and a selection of tall storage cupboards. A substantial breakfast bar provides additional preparation space and an informal dining area, while tiled flooring and recessed ceiling spotlights complete the kitchen. The dining area benefits from an open-plan connection to the conservatory, creating a sociable and versatile space for everyday family living.

Utility Room

2.14m (7') x 1.68m (5'6")

A useful separate utility room fitted with a range of matching wall and base units, work surfaces and a stainless steel sink with mixer tap. There is plumbing for a washing machine, space for a tumble dryer, tiled flooring and a radiator.

Conservatory

4.93m (16'2") x 3.72m (12'2")

An impressive and particularly spacious conservatory providing a wonderful additional reception area overlooking the established rear garden. Constructed with a dwarf brick wall and uPVC double glazed windows, the room benefits from a pitched glazed roof which allows an abundance of natural light to flood the space. Further features include tiled flooring, radiator, ceiling fan and lighting, with double glazed French doors opening directly onto the rear patio. Its generous proportions provide ample flexibility for use as a further sitting room, dining area or family room.

Garage

3.98m (13') x 2.51m (8'3")

An integral single garage accessed via an up-and-over door, with power and lighting connected.

First Floor

Landing

A first-floor landing with a double glazed window to the front providing natural light, and doors leading to all four bedrooms and the family bathroom.

Bedroom 1

4.43m (14'6") x 3.98m (13'1")

A generously sized principal bedroom enjoying a dual aspect, with windows to the front and side providing plenty of natural light. The room offers ample space for bedroom furniture and benefits from its own en-suite shower room.

En-suite

Fitted with a three-piece suite comprising a tiled shower enclosure with power shower and glazed screen, pedestal wash hand basin with mixer tap and low-level WC. The room is complemented by full-height wall tiling, a heated towel rail and a double glazed window to the side.

Bedroom 2

3.45m (11'4") x 2.91m (9'7")

A well-proportioned bedroom with a double glazed window overlooking the rear garden, a useful built-in storage cupboard and radiator.

Bedroom 3

3.49m (11'5") x 2.84m (9'4")

Another good-sized bedroom enjoying views over the rear garden through a double glazed window, with radiator and space for bedroom furniture.

Bedroom 4

3.66m (12') x 2.11m (6'11")
A versatile fourth bedroom with a double glazed window to the front, built-in storage cupboard and radiator. The room could also lend itself to use as a home office or study if required.

Bathroom
A family bathroom fitted with a three-piece suite comprising a panelled bath with independent electric shower over and glazed shower screen, pedestal wash hand basin with mixer tap and low-level WC. Further features include full-height wall tiling, heated towel rail and a double glazed window to the rear.
Outside
The property enjoys an established rear garden, predominantly laid to lawn with an abundance of mature trees, shrubs and planting providing an attractive, leafy setting. A paved patio extends across the rear of the property, providing space for outdoor seating and entertaining, with a timber pergola supporting climbing plants creating a particularly attractive feature alongside the conservatory. The garden is enclosed by a combination of timber fencing and established planting, with a timber garden shed providing useful storage and a side access gate leading to the front of the property.

To the front, a generous tarmac driveway provides off-road parking for several vehicles and access to the integral garage. An additional area finished with slate chippings is positioned alongside the house, complemented by established hedging and mature trees which provide a pleasant approach to the property. The house also enjoys a particularly attractive position fronting onto a small, tree-lined green space.

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.











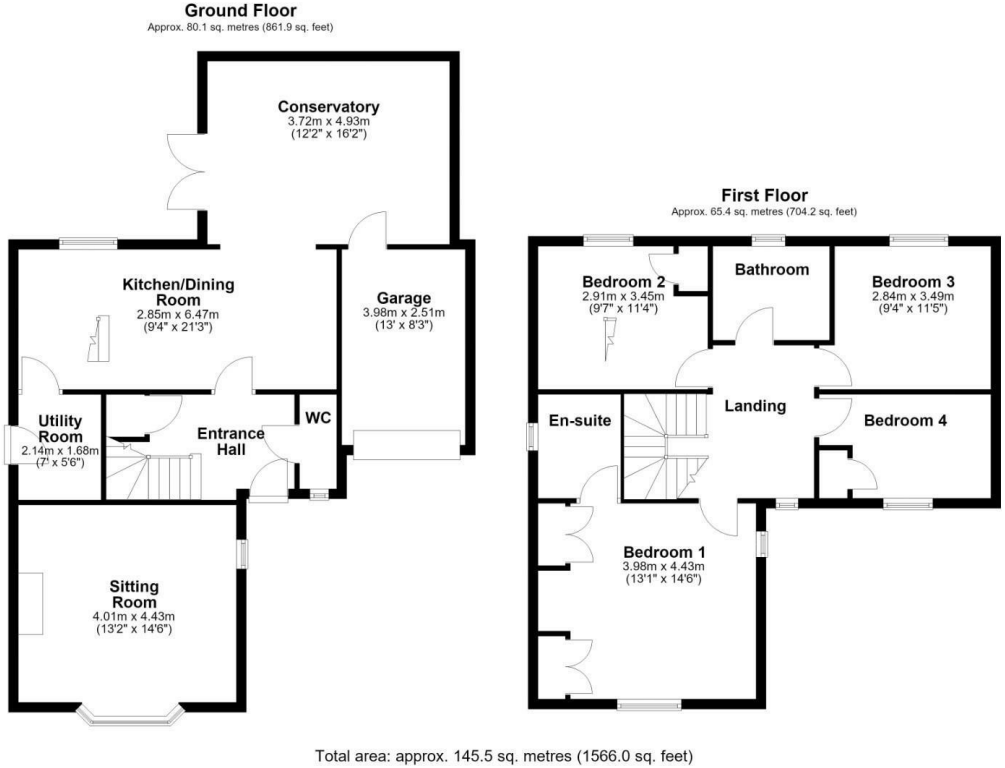












Total area: approx. 145.5 sq. metres (1566.0 sq. feet)

Viewings

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

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