



Kitten Close, Haverhill

Offers Over £350,000

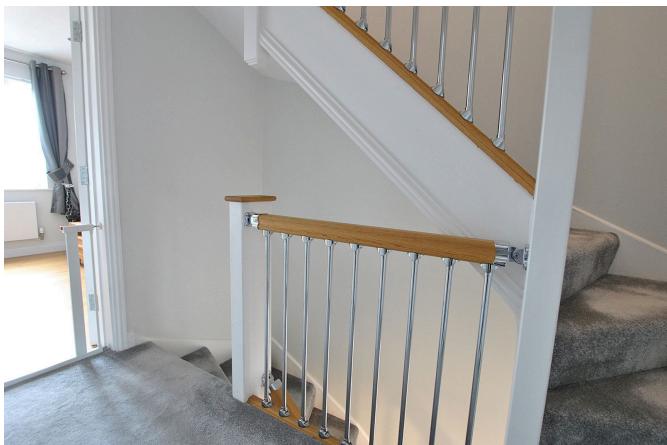
LEE WILKINSON  
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## Kitten Close, Haverhill

Lee Wilkinson Estate Agents are pleased to offer for sale this 3/4 bedroom family home, located in an enviable position behind green space, in Haverhill. Despite being a fairly modern property, it has seen substantial improvements carried out by the current owner, including opening up the kitchen space and refitting, works in the main bathroom and the replacement of all bannisters with more contemporary fittings. In our opinion the property is in 'move in' condition, and needs to be viewed to truly appreciate the upgrades made. The property also benefits from a detached garage, plenty of driveway parking and a lovely, easy maintenance rear garden space. The property is located close to both secondary and primary schools, as well as easy walking distance to the town centres leisure and retail facilities. Saffron Walden and Cambridge are also within easy commutable distance. Call today to view!

Property Ref;LW0712





Part glazed entrance door, with glazed side panel leading into;

## Entrance Hall

Stairs to first floor, with built in under stairs storage drawers and cupboard. Doors through to;

## Kitchen/Diner

8.24m max x 4.6m max (27'0" x 15'1")

A superb, recently refitted, modern family space, which the current owner has reconfigured to now provide a great social space. To one end is space for a large family dining table, with window to the front aspect overlooking green space. There is a sofa seating area in the middle of the room. The rear of the room is the kitchen, which is fitted with a range of white gloss full height, wall and base units, with stone worksurface over and 1½ bowl composite sink and drainer inset with mixer tap over. Eye-level oven, separate microwave combi oven and warming drawer. Five ring gas hob with extraction unit over. Integral fridge/freezer, dishwasher, washing machine and separate dryer. Wall mounted boiler concealed in one of the cupboards. Part tiled walls. Breakfast bar seating area, and wood effect flooring throughout. Window and glazed double doors leading to the rear garden and paved patio area.



## Cloakroom

0.86m x 2.04m (2'9" x 6'8")

W/C and hand basin set into vanity unit with storage under. Part tiled walls and wood effect flooring.

## 1st Floor

### Landing

Stairs to second floor and doors through to;

## Sitting Room

3.5m max x 4.58m max (11'5" x 15'0")

A beautifully presented and light room. Window and glazed double doors to the rear aspect, with the doors benefitting from a Juliette balcony. Wooden floor.

## Bedroom 1

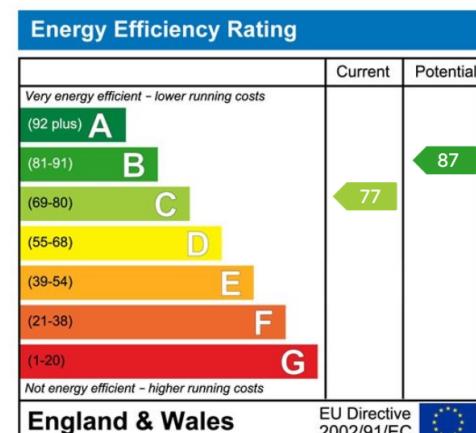
4.46m max x 3.12m max (14'7" x 10'2")

Window to front aspect. Door through to;

## Ensuite shower room

1.96m x 1.4m (6'5" x 4'7")

Three piece suite comprising large shower enclosure with thermostatic shower within, W/C and hand basin set into vanity unit with storage under. Illuminated mirrored wall cabinet, tiled walls, wood effect flooring and obscured window to front aspect.



## 2nd Floor

### Landing

Airing cupboard with pressurised water tank. Access to loft space and doors through to;

## Bedroom 2

4.1m x 2.57m (13'5" x 8'5")

Window to front aspect. Space for wardrobes.





### **Bedroom 3**

4.1m x 2.57m (13'5" x 8'5")

Window to rear aspect, space for wardrobes.

### **Study/Bedroom 4**

2.19m x 1.95m (7'2" x 6'4")

Currently utilised as a home office. Window to rear aspect.

### **Bathroom**

Three piece suite comprising W/C, bath with waterfall centre tap and wall mounted tap controls, with shower over and mirrored shower screen, and wash basin set onto vanity unit with storage under. Heated towel rail and electric shaver point. Tiled walls and Velux style window.



### **Detached garage**

5.87m max x 2.68m max (19'3" x 8'9")

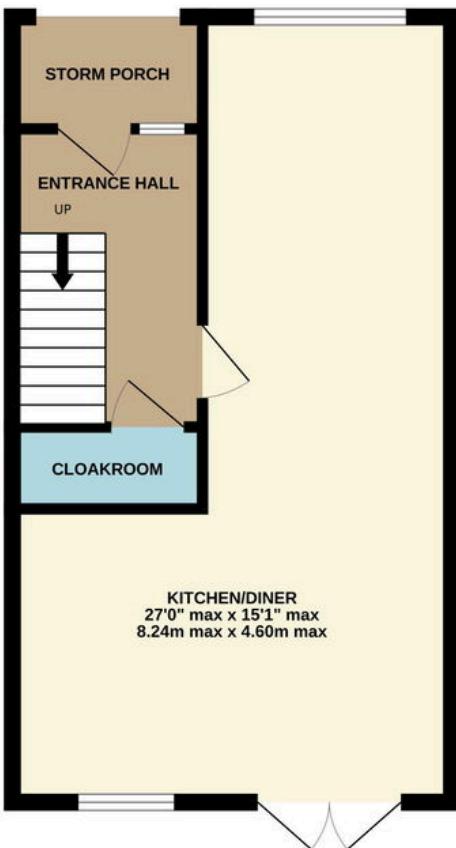
Located to the front of the property, with up and over door, power and light. Block paved driveway parking in front of the garage for up to four vehicles.



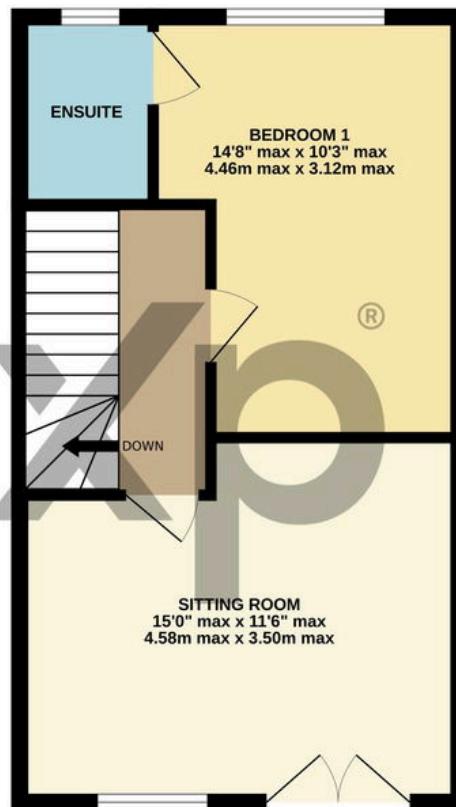
### **Garden**

The garden to the rear of the property is designed to be very easy maintenance, with it benefitting from two separate paved patios, with the remainder to artificial grass. Currently there is a raised ornamental fish pond, although this could be changed by new owners easily into a superb raised flower bed or vegetable patch, should this be your preference. The garden is enclosed by wooden fencing with side access gate leading to the front of the property. In our opinion this garden is the perfect space for entertaining guests during summer months.

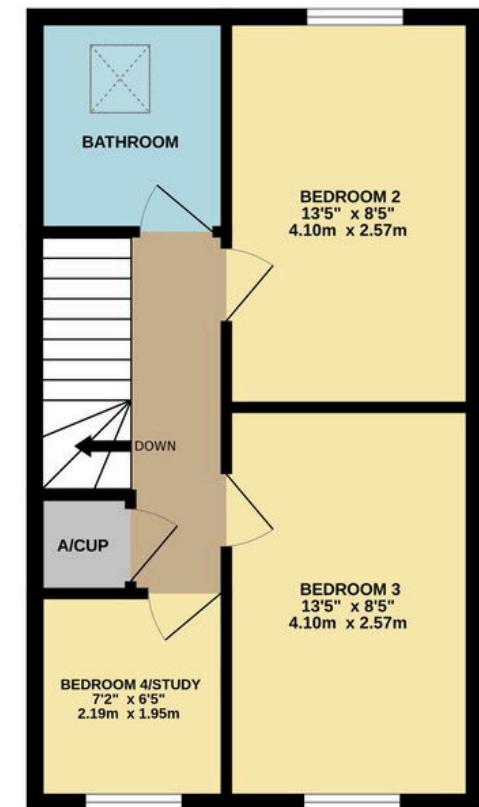
GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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