JAMIE WARNER
— ESTATE AGENTS —

1 Carlton Close, Haverhill, CB9 9JN

£355,000

- DETACHED FAMILY HOME
- GENEROUS CORNER PLOT
- DRESSING ROOM TO BEDROOM ONE
- POPULAR ARRENDENE DEVELOPMENT
- FOUR BEDROOMS
- GARAGE & DRIVEWAY
- CAMBRIDGE SIDE OF TOWN
- CONSERVATORY
- APPROX. 1,159 SQ.FT.

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SOUGHT-AFTER ARRENDENE DEVELOPMENT | CAMBRIDGE SIDE OF TOWN

Occupying a generous corner plot with a deep frontage, this attractive four-bedroom detached family home offers well-balanced accommodation extending to approximately 1,159 sq.ft. The property benefits from a spacious sitting room, separate dining room, conservatory, garage, driveway parking and a mature rear garden, all within one of Haverhill's most established and desirable residential developments.

4 1 2

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
A welcoming entrance hall with staircase rising to the first floor, radiator and access to the principal ground floor accommodation.

WC
Fitted with a modern two-piece suite comprising vanity wash hand basin with mixer tap and tiled splashback, and low-level WC. Window to front aspect and radiator.

SITTING ROOM
5.31m (17'5") x 3.36m (11')
A spacious and inviting reception room positioned to the front of the property, centred around an attractive living flame effect fireplace with stone surround. A large window to the front aspect provides excellent natural light, creating a comfortable space for everyday living and relaxation.

DINING ROOM
3.09m (10'2") x 2.73m (9')
A well-proportioned dining room providing an excellent space for family meals and entertaining. Positioned between the sitting room and kitchen, whilst also enjoying direct access to the conservatory.

KITCHEN
3.02m (9'11") x 2.73m (9')
Fitted with a range of matching base and wall-mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap. Integrated double oven and five-ring gas hob with extractor above, together with space and plumbing for both a washing machine and dishwasher. Window overlooking the rear garden and tiled flooring.

CONSERVATORY
2.86m (9'5") x 2.69m (8'10')
A bright and versatile addition to the home enjoying pleasant views over the rear garden. Of brick and uPVC double glazed construction with radiator, power and lighting connected, making it suitable for year-round use. Double doors provide direct access to the garden.

FIRST FLOOR

LANDING
Providing access to all first-floor accommodation.

BEDROOM ONE
3.38m (11'1") x 3.27m (10'9')
A generous principal bedroom positioned to the front of the property, offering ample space for freestanding furniture and enjoying a pleasant outlook.

BEDROOM TWO
3.38m (11'1") x 2.64m (8'8')
A comfortable double bedroom overlooking the rear garden.

BEDROOM THREE
2.90m (9'6") x 2.73m (8'11')
A well-proportioned bedroom enjoying a rear aspect and offering flexibility as a child's room, guest bedroom or home office.

BEDROOM FOUR / DRESSING ROOM
2.73m (8'11") x 2.13m (7')
Currently utilised as a dressing room, although equally suited as a nursery, study or fourth bedroom depending upon individual requirements.

BATHROOM
Fitted with a contemporary three-piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with mixer tap and low-level WC. Heated towel rail and window to side aspect.

OUTSIDE

The property occupies a pleasant position with an attractive lawned frontage and a concrete driveway providing off-road parking for approximately three vehicles, leading to the attached single garage.

To the rear, the property enjoys a beautifully established garden, thoughtfully landscaped to create an excellent balance of lawn, patio and well-stocked planting beds. A generous paved seating area adjoining the

conservatory provides the perfect space for outdoor dining and entertaining, whilst the lawn is bordered by an abundance of mature shrubs, specimen planting and colourful flower beds, creating a private and peaceful setting.

The garden continues around the side of the property, providing a useful concealed storage area ideal for bins, garden equipment and other outdoor items. Further benefits include gated side access, a personal door leading directly into the single garage, outside lighting and a high degree of privacy afforded by the mature surrounding planting.

SINGLE GARAGE
Accessed via an up-and-over door from the driveway, with the added convenience of a personal door opening directly into the rear garden.

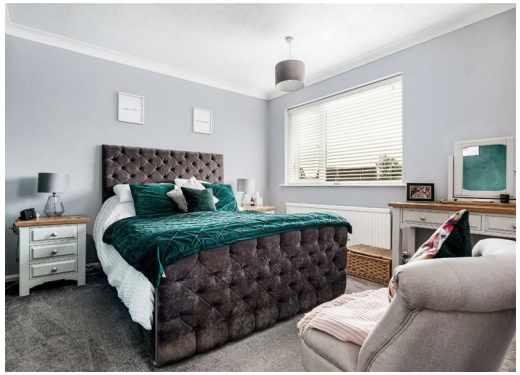
FRONTAGE & PARKING
An attractive lawned frontage complements the property, whilst the concrete driveway provides off-road parking for approximately three vehicles and access to the attached single garage.

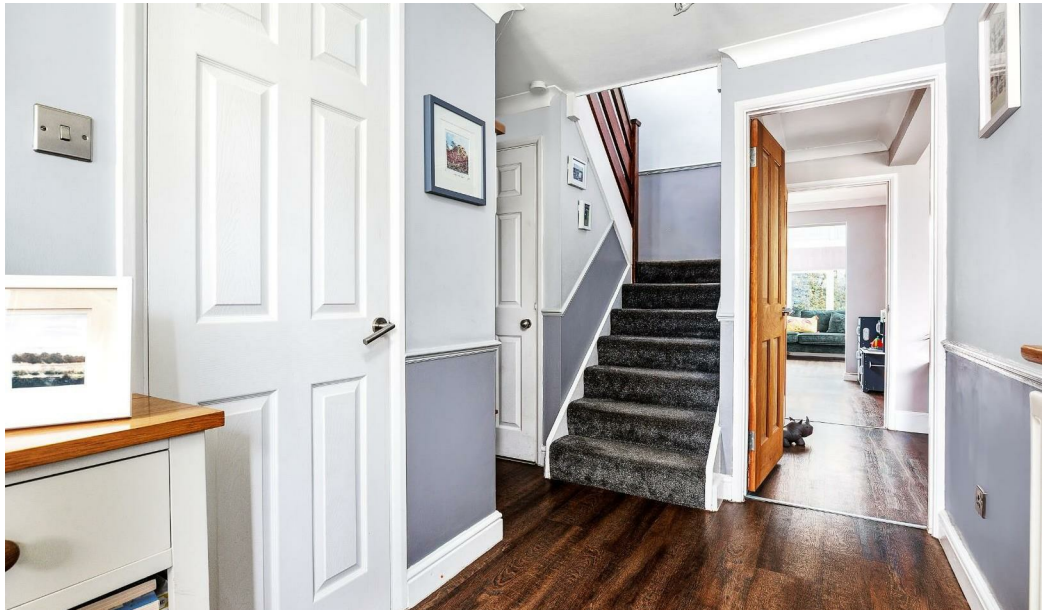
Viewings
By appointment with the agents.

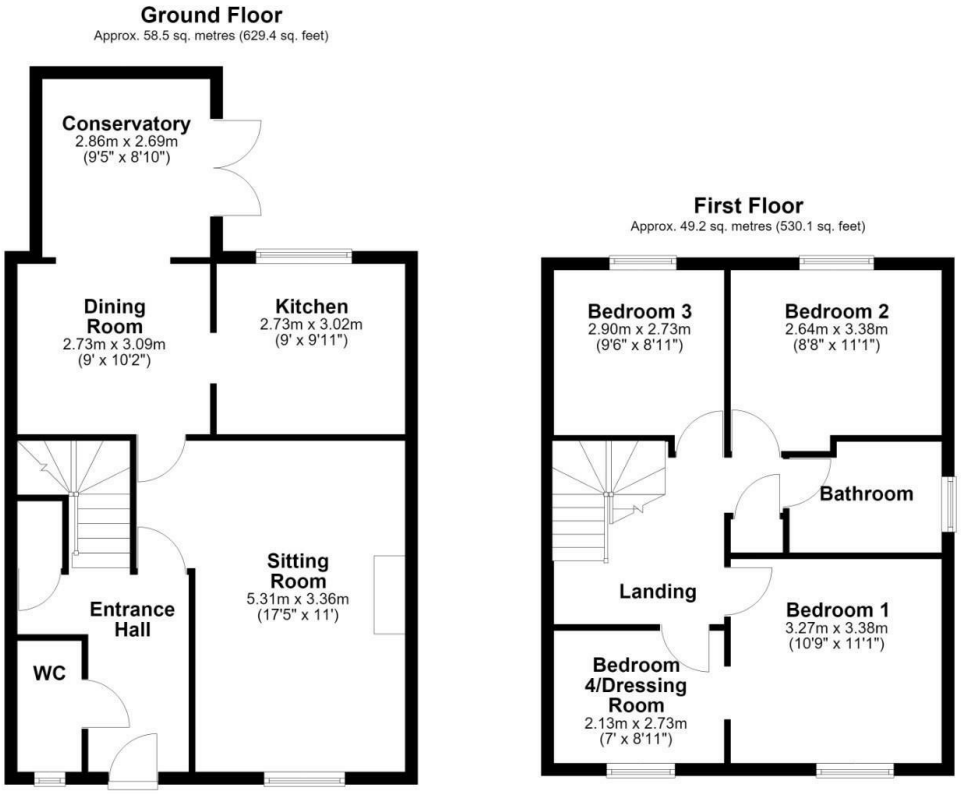
Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 107.7 sq. metres (1159.5 sq. feet)

Viewings

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

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