



JAMIE WARNER
— ESTATE AGENTS —



39 Beavis Drive, Haverhill, CB9 7JA

£289,950

- Generously proportioned townhouse
- Main bedroom with en suite
- Downstairs WC & modern bathroom suite
- Peaceful, tucked away spot
- Attractive kitchen/dining room
- Beautifully landscaped rear garden
- Three double bedrooms
- Spacious sitting room
- Two allocated parking spaces

39 Beavis Drive, Haverhill CB9 7JA

A generously proportioned townhouse, quietly positioned in a peaceful corner of the sought-after Boyton Place development. This beautifully presented home offers three well-sized double bedrooms, including a principal bedroom with its own en suite. The ground floor provides an inviting kitchen/dining room with integrated appliances, a spacious sitting room, and a handy downstairs WC. Outside, the property enjoys a thoughtfully landscaped rear garden with direct access to two allocated parking spaces, creating both practicality and charm.



Council Tax Band: C



Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Entrance Porch

A double glazed entrance door leads into a porch equipped with a radiator and a door leading into sitting room.

Sitting Room

14'8" x 11'11"

As you enter the sitting room, you'll be greeted by a front-facing window that fills the space with natural light. The room features a radiator for added comfort, and a convenient built-in storage cupboard. This room connects to the inner hall.

Hall

From the inner hall, you'll find stairs leading to the first floor, a door to the kitchen/diner, and access to the downstairs WC.

WC

The WC features a two-piece suite, including a pedestal wash hand basin with a mixer tap and a low-level WC. It is complemented by tiled splashbacks, a radiator, and vinyl flooring.

Kitchen/Dining Room

8'10" x 11'11"

The kitchen and dining room boast a stylish and functional design, now enhanced by a matching breakfast bar that creates an ideal casual dining or entertaining space. A cohesive range of base and eye-level units is complemented by sleek round-edged worktops, while the layout includes a 1½ bowl stainless steel sink unit with drainer and mixer tap, integrated dishwasher and washing machine, and a fitted electric fan-assisted oven with four-ring gas hob and pull-out extractor hood. There is also space for a fridge/freezer. The room is finished with practical vinyl flooring, enjoys a pleasant rear aspect, and benefits from a radiator for

heating. French doors lead out to the rear garden, providing a seamless connection between indoor and outdoor living.

Landing

The landing grants access to all rooms on the first floor. There are stairs leading up to the second floor.

Bedroom 2

11'2" x 11'11"

This delightful double bedroom features a front-facing window that fills the room with natural light and is complemented by a radiator for comfort. The space has been further enhanced by the addition of a stylish triple fitted wardrobe with sliding doors, providing excellent storage without compromising the room's sense of space.

Bedroom 3

8'10" x 11'11"

Bedroom 3 is another delightful double bedroom featuring a window at the rear, which offers views of the garden. It also includes a radiator.

Bathroom

The bathroom is stylishly decorated and features a three-piece suite. It includes a panelled bath with a mixer tap, a pedestal wash hand basin with a mixer tap, and a low-level WC. The tiled splashbacks, window to the side, and radiator add to the overall appeal.

Landing

There is a door that leads to a storage cupboard, as well as a door that leads to the principal bedroom.

Bedroom 1

16'4" x 8'4"

This spacious bedroom welcomes abundant natural light through its front-facing window, creating a warm and inviting ambiance. Complete with a radiator and an en suite, it offers both comfort and convenience.

En-suite

In the en suite, you'll find a stylish three-piece suite. It features a pedestal wash hand basin with a mixer tap, a tiled shower enclosure with a fitted power shower and a glass screen, and a low-level WC. The tiled splashbacks and heated towel rail add a touch of luxury. Plus, there's a Velux window at the rear, allowing natural light to fill the space.

Outside

The rear garden has been beautifully landscaped to create a delightful outdoor area. Adjacent to the house, there is a charming patio, perfect for relaxing. A pathway leads through a lush lawn to another patio area at the end of the garden. An attractive arrangement of railway-style sleepers separates different sections of the garden, creating a pleasing flow. Alongside the house, there is a pathway that leads to a gate for the front garden, and at the end of the garden, there is another gate leading to the parking area. The front garden features a well-maintained lawn and maturing hedges along the front and side boundaries. A pathway guides you to the entrance door, inviting you into the property.

Parking

The property has the advantage of two adjacent parking spaces that can be directly accessed from the garden within the designated parking area for residents.

Viewings

By appointment with the agents.

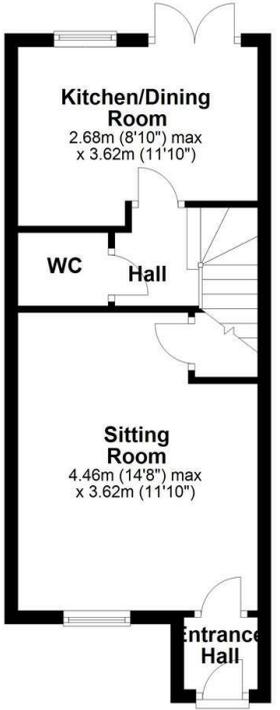
Special Notes

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.

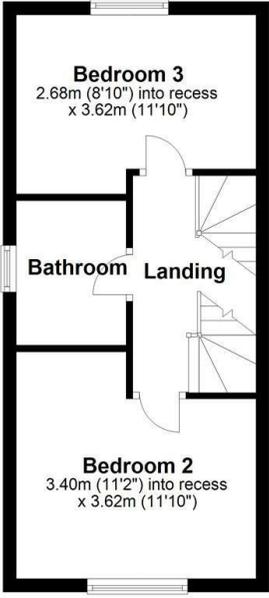




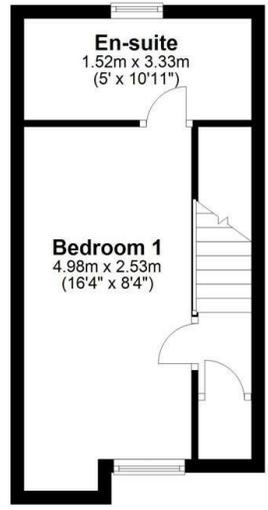
Ground Floor
Approx. 31.8 sq. metres (342.6 sq. feet)



First Floor
Approx. 30.5 sq. metres (328.5 sq. feet)



Second Floor
Approx. 23.0 sq. metres (247.7 sq. feet)



Total area: approx. 85.4 sq. metres (918.8 sq. feet)

Viewings

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	