JAMIE WARNER
— ESTATE AGENTS —

6 Elmhurst Close, Haverhill, CB9 8EG

£275,000

- Popular central cul-de-sac
- Open-plan kitchen/dining room
- Driveway parking and garage
- Walking distance to town centre
- Three well-proportioned bedrooms
- Gas central heating
- Spacious dual-aspect sitting room
- Attractive established rear garden
- Double glazed windows

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WELL-PRESENTED THREE-BEDROOM HOME IN A QUIET CENTRAL CUL-DE-SAC

Located within a popular and well-regarded central cul-de-sac, this attractive three-bedroom semi-detached home enjoys a peaceful setting while remaining within walking distance of the town centre. The accommodation includes a spacious dual-aspect sitting room with feature fireplace, an open-plan kitchen/dining room, three bedrooms and a modern bathroom. Outside, the property benefits from driveway parking, further gated parking leading to the garage and an attractive, established rear garden with a raised decked seating area. A comfortable and conveniently positioned home, tucked away from the hustle and bustle while keeping everyday amenities close at hand.

3 1 1

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

Porch
Providing a useful entrance into the home, with a window to the front aspect and a door leading through to the main accommodation.

Sitting Room
4.47m (14'8") max x 4.01m (13'2")
A spacious and inviting dual-aspect sitting room, with a large window to the front and an additional side window allowing plenty of natural light. A feature fireplace with a timber mantel creates an attractive focal point, while the generous proportions provide ample space for a range of seating and furniture. The room remains open plan to the kitchen/dining room, creating a sociable flow across the ground floor, with stairs rising to the first floor.

Kitchen/Dining Room
4.47m (14'8") x 3.00m (9'10")
An attractive and well-presented kitchen/dining room, offering clearly defined cooking and dining areas while remaining open plan to the sitting room. The kitchen is fitted with a modern range of white base and eye-level units, complemented by oak work surfaces, colourful tiled splashbacks and patterned flooring. Integrated appliances include an electric fan-assisted double oven, four-ring gas hob and pull-out extractor hood, with space for a fridge/freezer and plumbing for a washing machine. The dining area comfortably accommodates a table and chairs, with a useful under-stairs storage cupboard, two radiators, two windows to the rear and a door leading into the lean-to.

Lean-to
3.50m (11'6") x 1.77m (5'10")
A useful and versatile additional space of timber construction, with double doors providing access outside.

FIRST FLOOR

Landing
A naturally bright landing with a window to the side aspect and doors leading to all three bedrooms and the bathroom.

Bedroom 1
4.34m (14'3") x 2.53m (8'4")
A well-proportioned principal bedroom with ample space for a double bed and additional bedroom furniture. A wide window to the front provides plenty of natural light, while useful built-in storage and shelving add everyday practicality. Further benefits include a radiator and comfortable floor space around the bed.

Bedroom 2
2.84m (9'4") x 2.57m (8'5")
A double bedroom with a window overlooking the rear aspect and radiator.

Bedroom 3
2.92m (9'7") x 1.84m (6'0")
A versatile third bedroom that would also make an ideal nursery, dressing room or home office, with a window to the front aspect and radiator.

Bathroom
Fitted with a three-piece suite comprising a panelled bath with mixer tap, independent power shower and glass screen, vanity wash hand basin with mixer tap and low-level WC. Further features include tiled splashbacks, a heated towel rail and window to the rear aspect.

OUTSIDE

Front and Driveway

The property is set back behind a lawned front garden with mature hedging, alongside a driveway providing off-road parking. Timber gates open onto a further driveway running alongside the house, offering additional parking and leading directly to the garage.

Rear Garden
An attractive and well-established rear garden, predominantly laid to lawn and complemented by mature trees, shrubs and planted borders. A pathway leads through the garden to a raised decked seating area at the rear, incorporating a covered section and providing an ideal space for outdoor dining and entertaining. Further features include a separate paved barbecue area, access to the garage and established boundary screening creating a good degree of privacy.

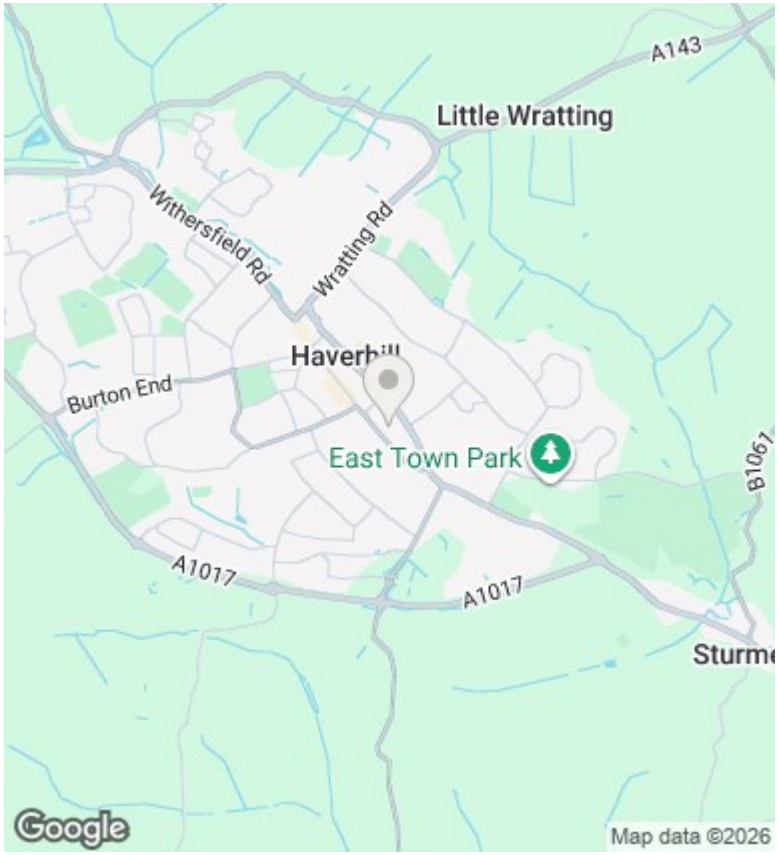
Viewings
By appointment with the agents.

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. 72.8 sq. metres (783.5 sq. feet)



Viewings

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

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