



7 Calford Drive, Haverhill, CB9 7WH

£475,000

- DETACHED FAMILY HOME
- BEAUTIFUL KITCHEN WITH ISLAND
- LANDSCAPED REAR GARDEN
- FOUR BEDROOMS
- SITTING ROOM WITH WOOD BURNER
- DRIVEWAY & STORAGE GARAGE
- STUNNING EN SUITE & FAMILY BATHROOM
- STUDY & VERSATILE SNUG
- TUCKED-AWAY HANCHET MANOR LOCATION

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STUNNING DETACHED HOME IN A TUCKED-AWAY POSITION ON HANCHET MANOR

Located in a quiet, sought-after spot on the edge of the development, this beautifully presented four-bedroom home offers stylish, spacious living throughout. The heart of the home is a striking open-plan kitchen with island unit, perfect for entertaining, complemented by a generous sitting room with wood-burning stove and French doors to the garden.

All bathrooms — including the WC, family bathroom and en-suite — have been refitted to a high standard, while the tasteful décor, quality flooring and thoughtful layout give the home a polished, ready-to-move-in feel. Additional highlights include a separate study, snug, landscaped rear garden with multiple seating areas, and ample parking to the front.



Council Tax Band: E



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 warm and inviting entrance finished with elegant oak flooring, setting the tone for the rest of the home. Stairs rise to the first floor, with access to the main reception rooms.

WC

Conveniently positioned off the hall, this stylish cloakroom includes a modern vanity wash hand basin with mixer tap and low-level WC. Finished with tiled splashbacks, tiled flooring, and a window to the side for natural ventilation.

DINING ROOM / SNUG – 3.13m (10'3") x 2.86m (9'5")

Currently used as a cosy snug, this front-facing room offers a flexible second reception space. Originally designed as the dining room, it now serves as a relaxing retreat, while the extended kitchen to the rear provides a generous open-plan space that easily accommodates a dining table and more.

STUDY – 3.00m (9'10") x 1.92m (6'3")

A bright and versatile room with dual aspect windows to the front and side. Finished with oak flooring, it's the perfect space for working from home, homework sessions, or quiet reading time.

SITTING ROOM – 4.48m (14'8") x 3.58m (11'9")

Full of character and warmth, this generous main living space features a beautiful open fireplace with cast-iron wood-burning stove – perfect for cosy evenings in. Oak flooring flows throughout, while French doors open directly to the garden for a seamless indoor-outdoor connection.

KITCHEN/DINING ROOM – 5.52m (18'1") x 4.94m (16'3")

The heart of the home — this impressive extended kitchen/diner offers a superb open-plan layout, ideal for modern family life and entertaining. Fitted with an extensive range of contemporary base and eye-level units, central island, 1.5 bowl sink with drainer and mixer tap, integrated dishwasher, eye-level electric fan oven, four-ring hob with extractor hood, and a built-in microwave. With windows to both front and rear, the space is flooded with natural light. There is ample room for a full-size dining table and additional seating. Finished with wooden flooring, two radiators, and double doors leading to the sitting room.

UTILITY ROOM – 2.56m (8'5") x 1.91m (6'3")

A practical and well-planned utility area offering additional storage and worktop space. Includes plumbing for a washing machine and space for a freezer and tumble dryer. Finished with tiled flooring and accessed from the kitchen. Note: this room was created by repurposing a section of the original garage.

First Floor

BEDROOM 1 – 5.27m (17'3") x 4.83m (15'10")

A spacious principal bedroom with two windows to the front and an additional window to the rear, offering excellent natural light throughout. Generously sized and ideal as a peaceful retreat. Radiator.

EN-SUITE

Beautifully appointed with a modern three-piece suite comprising a vanity wash hand basin, large tiled double shower enclosure with power shower and glass screen, and low-level WC. Features tiled flooring, radiator, window to rear, and a built-in vanity table.

BEDROOM 2 – 3.13m (10'3") x 2.86m (9'5")

A comfortable double bedroom with front aspect window and radiator. Ideal as a guest room or teenager's space.

BEDROOM 3 – 3.13m (10'3") x 2.79m (9'2")

Set to the rear, this double bedroom enjoys garden views and includes built-in double wardrobes with two sets of double doors, offering excellent storage.

BEDROOM 4 – 3.07m (10'1") x 2.89m (9'6")

Well-sized fourth bedroom with a window to the side and access to a useful built-in storage cupboard.

BATHROOM – 2.80m (9'2") x 2.75m (9') max

A stylish family bathroom comprising a four-piece suite: panelled bath with telephone-style mixer tap, vanity wash hand basin, low-level WC, and a tiled double shower with power shower and glass screen. Tiled splashbacks, tiled flooring, heated towel rail, and a side window complete the space.

Outside

The rear garden is a fantastic outdoor space, ideal for both relaxing and entertaining. A wide, neatly maintained lawn is framed by well-stocked borders and mature planting, with plenty of room for children to play or for garden furniture and features.

A stylish decked terrace sits to one corner, enclosed by attractive timber balustrades to create a defined and private seating area. A decorative pond and raised planters add character, while the space comfortably accommodates outdoor sofas or lounge furniture — perfect for summer evenings.

Directly outside the sitting room is a paved patio area, ideal for dining or hosting a BBQ, with seamless flow from the main house.

To one side of the house is a concealed storage area, perfect for hiding away bins, garden tools, or children's toys. On the opposite side, a pathway leads to a rear gate and a covered log store, adding convenience and practicality to this thoughtfully arranged outdoor space.

Viewings

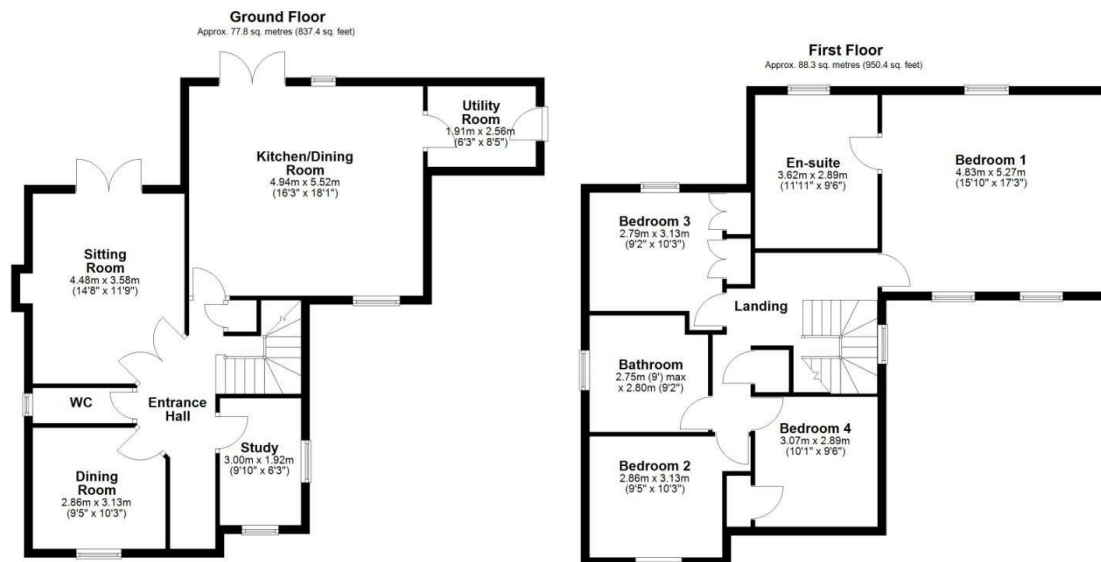
By appointment with the agents.

Special Notes

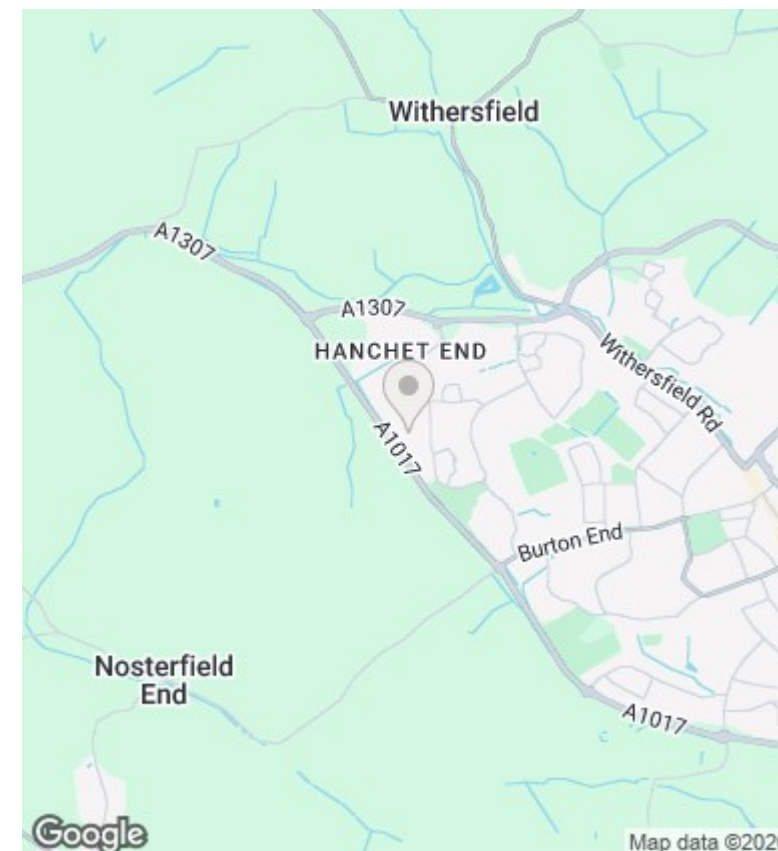
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 166.1 sq. metres (1787.9 sq. feet)



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		