JAMIE WARNER
ESTATE AGENTS

2 Barnby Close, Haverhill, CB9 7WA

£410,000

- Detached four bedroom family home
- Modern kitchen with access to the garden
- Principal bedroom with en suite
- Private drive serving just three properties
- Dining room with French doors to the rear garden
- South-facing rear garden
- Exclusive Hanchet Manor development
- All bedrooms with built-in wardrobes
- Driveway parking and integral garage

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PRIVATE DRIVE SETTING – JUST THREE HOMES – PRIME HANCHET MANOR LOCATION WITH SOUTH-FACING GARDEN

A rarely available four-bedroom detached home, tucked away within an exclusive private drive of just three properties on the highly regarded Hanchet Manor development. Offering well-balanced living space, a south-facing garden and a garage with driveway parking, this is a perfect step up for growing families seeking space, privacy and a premium setting.

Upstairs, all bedrooms benefit from built-in wardrobes, with the principal bedroom further enhanced by two double wardrobes and a modern en suite. A contemporary family bathroom completes the first floor. Outside, the property enjoys a south-facing rear garden, driveway parking and an integral garage. A rare opportunity within one of the area's most sought-after residential settings.

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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.

Positioned within one of Haverhill's most sought-after developments, this four-bedroom detached home enjoys a tucked-away setting along a private drive serving just three properties — a feature that immediately sets it apart from the majority of homes within the area.

The property offers well-proportioned and practical living space, ideal for modern family life. The ground floor flows well, with a comfortable sitting room, a dedicated dining space, and a kitchen positioned to the rear overlooking the garden — creating a natural hub of the home with a strong connection to the outside space.

Upstairs, there are four bedrooms, all of which benefit from built-in storage, along with a family bathroom. The layout is balanced and functional, making it well suited to families looking for a home they can grow into without compromise.

Externally, the property continues to impress. The rear garden enjoys a south-facing aspect, making it a real sun trap throughout the day and an ideal space for both relaxing and entertaining. To the front, the private drive provides a quiet and safe setting, with driveway parking and access to a garage.

Hanchet Manor remains one of the town's most desirable locations, known for its detached-only feel, well-kept surroundings and strong sense of space — and homes in positions such as this, on private drives with such limited neighbours, are rarely available.

GROUND FLOOR

ENTRANCE HALL
A welcoming entrance hall finished with Karndean flooring, radiator and staircase rising to the first floor, setting the tone for the rest of the home.

CLOAKROOM / WC
Neatly positioned off the hall and fitted with a modern two-piece suite comprising wall-mounted wash hand basin and low-level WC, with radiator.

KITCHEN 4.57m (15') x 2.64m (8'8")
A stylish and well-proportioned kitchen fitted with a comprehensive range of contemporary base and eye-level units, complemented by granite worktops and a coordinating splashback. The layout offers excellent worktop space and storage, with under-cabinet lighting enhancing the overall finish.

Integrated appliances include an eye-level electric fan-assisted double oven, a five-ring gas hob with extractor hood over and an integrated dishwasher. There is also plumbing for a washing machine, vented space for a tumble dryer and space for a fridge/freezer. A 1½ bowl sink unit with mixer tap sits beneath one of two rear-facing windows, allowing plenty of natural light to flood the room. A door provides convenient side access to the garden, with a further door leading through to:

DINING ROOM 3.42m (11'3") x 2.64m (8'8")
A bright and sociable dining space, ideal for both everyday family use and entertaining. Featuring French doors opening out to the rear garden, along with double doors opening into the sitting room, creating an excellent sense of flow between the main living areas. Radiator.

SITTING ROOM 4.96m (16'3") x 3.42m (11'3")
A spacious and comfortable reception room with a front-facing window and a feature living flame-effect fireplace set within a marble surround, creating a warm focal point. Two radiators ensure comfort year-round.

FIRST FLOOR

LANDING
A central landing providing access to all first-floor accommodation and benefiting from a built-in airing cupboard offering useful storage.

BEDROOM 1 3.70m (12'2") x 3.41m (11'2")
A generous principal bedroom positioned to the front of the property, featuring a radiator and a range of fitted wardrobes including two double wardrobes, with a separate door leading to:

EN-SUITE
A smart and modern en-suite shower room fitted with a contemporary three-piece suite comprising a vanity wash hand basin with mixer tap, concealed cistern WC and a fully tiled shower enclosure with fitted rainfall-style shower and glazed screen. Finished with attractive tiled splashbacks, coordinating floor tiling, a heated towel rail and a window providing natural light and ventilation. An illuminated wall-mounted mirror completes the space.

BEDROOM 2 3.51m (11'6") x 2.55m (8'4")
A well-proportioned double bedroom with window overlooking the rear, built-in wardrobes and radiator.

BEDROOM 3 3.53m (11'7") x 2.69m (8'10")
A comfortable bedroom with front-facing window, built-in wardrobes and radiator.

BEDROOM 4 2.67m (8'9") x 2.44m (8')
Currently used by the vendor as a home office, this versatile room features a window enjoying views over the rear garden, built-in wardrobes providing useful storage and a radiator.

BATHROOM
A well-appointed family bathroom fitted with a modern three-piece suite comprising a panelled bath with mixer tap and hand shower attachment, vanity wash hand basin with mixer tap and a concealed cistern WC. The room is finished with attractive tiled walls, tiled flooring, a heated towel rail and benefits from a rear-facing window providing natural light and ventilation. Built-in vanity storage adds to the clean, uncluttered feel of the space.

OUTSIDE
The property is set back behind a pleasant greensward area and approached via a private drive serving just three homes, providing a quiet and exclusive setting. To the front, there is driveway parking leading to the integral garage, with a neatly presented frontage adding to the overall kerb appeal.

To the rear, the house enjoys a south-facing garden, offering a good degree of privacy and an excellent balance of lawn and patio space. Immediately behind the property is a paved seating area, ideal for outdoor dining and entertaining, which opens out onto a well-maintained lawn. The garden is enclosed by timber fencing and established hedging, with planted borders and decorative gravel areas adding interest while remaining easy to maintain. A timber pergola creates a focal point within the garden, making it a pleasant and versatile outdoor space throughout the year.

To one side of the house there is a timber garden shed, while to the other side a gated access leads back to the driveway, providing useful and practical external access.

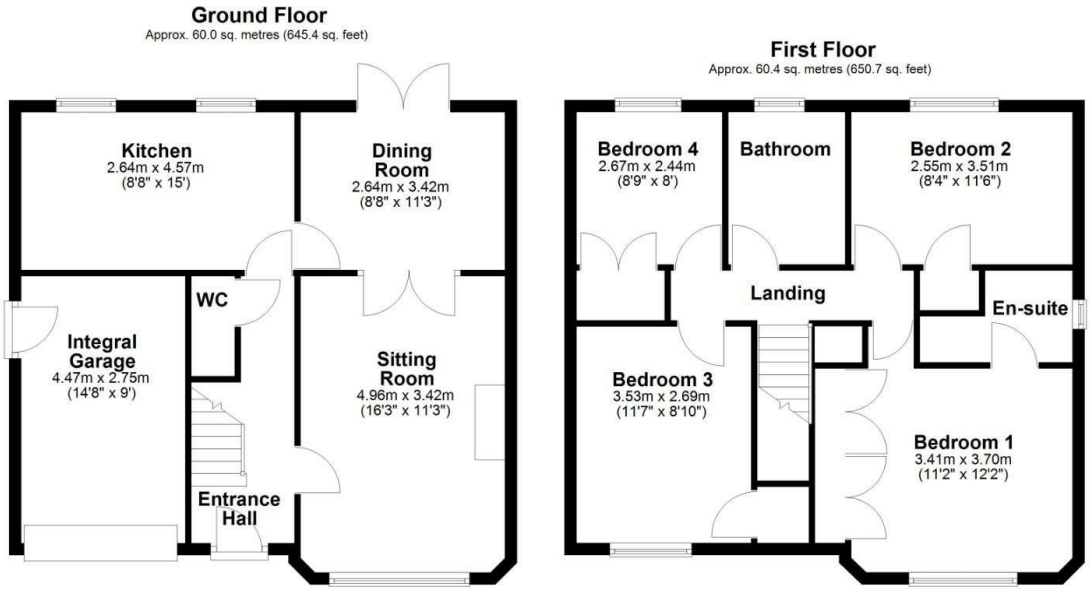
INTEGRAL GARAGE
A single integral garage fitted with an up-and-over door, with power and light connected.

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.

Viewings
By appointment with the agents.



Total area: approx. 120.4 sq. metres (1296.1 sq. feet)

Viewings

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

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