



JAMIE WARNER  
— ESTATE AGENTS —



## 41 Elmhurst Close, Haverhill, CB9 8EQ

£350,000

- LARGEST PLOT IN CUL-DE-SAC
- COSY SITTING ROOM WITH LOG BURNER
- LARGE REAR GARDEN
- TUCKED AWAY POSITION
- VERSATILE GROUND FLOOR BEDROOM
- AMPLE PARKING & GARAGE
- STUNNING KITCHEN/FAMILY ROOM
- THREE FIRST FLOOR BEDROOMS
- POTENTIAL FOR DOUBLE GARAGE STP

## 41 Elmhurst Close, Haverhill CB9 8EQ

TUCKED AWAY IN A QUIET CUL-DE-SAC WITH ONE OF THE LARGEST PLOTS ON THE DEVELOPMENT, THIS EXTENDED AND VERSATILE HOME OFFERS FANTASTIC LIVING SPACE, A STUNNING KITCHEN/FAMILY ROOM AND HUGE POTENTIAL FOR FURTHER ENHANCEMENT.

A beautifully presented home that perfectly blends character with modern living, highlighted by a superb kitchen/family room, cosy sitting room with wood burner and a highly flexible layout including a ground floor bedroom. Outside, the property truly stands out with a generous plot, extensive garden space and excellent potential for future development (subject to planning).



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

2.22m (7'3") x 0.81m (2'8")

A practical entrance space with tiled flooring, providing a useful buffer before stepping into the main living accommodation.

#### Sitting Room

5.09m (16'8") x 4.20m (13'9")

A superbly inviting main reception room, centred around a characterful cast-iron wood burner set within a brick fireplace. The space feels both cosy and generous, with natural light from the front window, warm wooden flooring underfoot and plenty of room for multiple seating arrangements. Stairs rise to the first floor, with the room flowing nicely through to the inner hall.

#### Hall

2.92m (9'7") x 1.49m (4'11")

A central connecting space with wooden flooring, giving access to the ground floor bedroom, WC and kitchen/family room.

#### WC

2.21m (7'3") x 0.63m (2'1")

A neatly presented cloakroom fitted with a modern vanity basin and WC, with window to rear.

#### Bedroom (Ground Floor)

3.34m (11') x 2.74m (9')

A highly versatile room overlooking the rear, currently used as a bedroom but equally suited as a home office, playroom or snug depending on lifestyle needs.

#### Kitchen / Family Room

7.40m (24'3") x 2.28m (7'6")

Undoubtedly the heart of the home — a bright, sociable and beautifully styled space designed for both everyday living and entertaining.

The kitchen is fitted with a range of shaker-style units topped with warm wooden work surfaces, complemented by a range-style cooker and attractive tiled splashbacks. A triple-aspect layout with windows to front, side and rear floods the room with natural light throughout the day.

There is ample space for a full dining table, while a more relaxed seating area around the wood burner creates a fantastic family environment — perfect for everything from busy mornings to cosy evenings.

A built-in utility cupboard provides plumbing for a washing machine, space for a tumble dryer and houses the boiler, alongside an additional storage cupboard helping keep the space clutter-free.

### First Floor

#### Landing

Naturally lit via a side window, giving access to all first floor rooms.

#### Bedroom 1

3.96m (13') x 3.18m (10'5") plus recess

A well-proportioned double bedroom with a calm, neutral feel and window to front, offering plenty of space for freestanding furniture.

#### Bedroom 2

3.25m (10'8") x 3.05m (10') plus recess

Another comfortable double bedroom overlooking the rear, enjoying good natural light and a practical layout.

### Bedroom 3

2.23m (7'4") excl. cupboard x 2.01m (6'7") plus recess

A well-presented single bedroom with built-in storage, ideal as a child's room, nursery or home office.

### Bathroom

A stylish and well-finished bathroom featuring a modern suite including a corner bath with shower over, complemented by contemporary tiling, vanity basin, heated towel rail and window to rear providing natural light and ventilation.

### Outside

Occupying one of the **LARGEST PLOTS WITHIN THE CUL-DE-SAC** and tucked away in a favourable corner position, this property offers a superb amount of outside space that is rarely available.

To the front, a generous driveway provides **AMPLE PARKING FOR MULTIPLE VEHICLES** and leads to a garage, with an additional useful shed for storage.

The plot continues to the side, where there is a substantial area offering clear potential for further development — whether that be additional outbuildings or even the erection of a **DOUBLE GARAGE** (subject to the relevant planning consents).

The rear garden is a standout feature — a **LARGE, WELL-ESTABLISHED AND PRIVATE SPACE** with a paved terrace ideal for outdoor dining, leading onto an extensive lawn bordered by mature planting.

To the far end, there is a designated **CHILDREN'S PLAY AREA**, alongside an **ALLOTMENT-STYLE SECTION** perfect for those with a passion for gardening or growing your own produce.

### Viewings

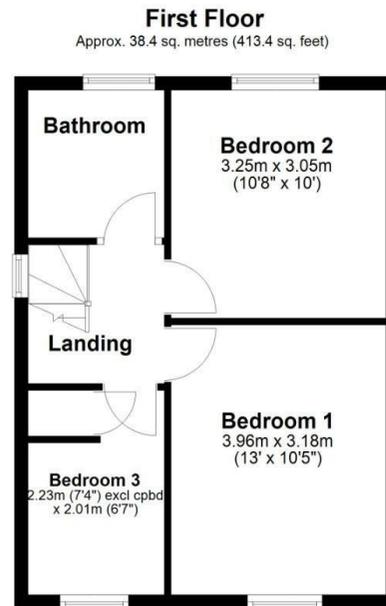
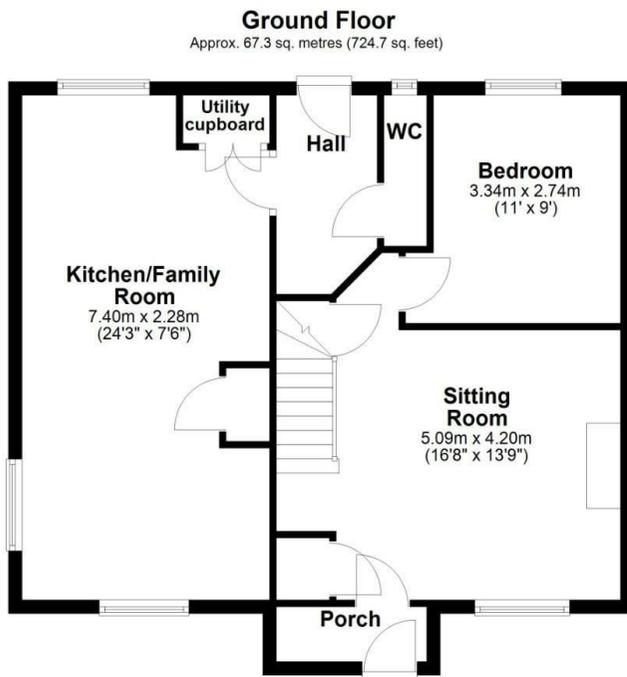
By appointment with the agents.

### 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. 105.7 sq. metres (1138.1 sq. feet)



## Viewings

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