JAMIE WARNER
ESTATE AGENTS

10 Beavis Drive, Haverhill, CB9 7JA

£230,000

- Beautifully Presented Throughout
- Attractive Modern Bathroom
- Two Allocated Parking Spaces
- Modern Open Plan Living
- Downstairs Cloakroom
- Ideal First Home Or Investment
- Two Double Bedrooms
- Enclosed Rear Garden
- Pleasant Outlook

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

10 Beavis Drive, Haverhill CB9 7JA

MOVE STRAIGHT INTO THIS STYLISH MODERN HOME

Perfect for first-time buyers, this beautifully presented two-bedroom home offers contemporary open-plan living, an enclosed rear garden and two allocated parking spaces, all positioned within a popular modern development.

2 1 1

Council Tax Band: B

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.

ENTRANCE HALL
A welcoming entrance hall with radiator, stairs rising to the first floor and door leading to:

OPEN PLAN KITCHEN/DINING/LIVING AREA
(6.76m x 3.71m) 22'2" x 12'2"
A bright and spacious open-plan living area, perfectly suited to modern day living. The kitchen is fitted with a generous range of base and eye level units with ample work surfaces extending into a breakfast bar, inset sink and drainer, integrated oven, hob and extractor hood, together with space and plumbing for additional appliances. A wall-mounted combination boiler is neatly positioned within the kitchen. The living and dining area provides an excellent space for both relaxing and entertaining, with French doors opening directly onto the rear garden, allowing plenty of natural light to flood the room. Door leading to:

WC
Fitted with a white suite comprising WC, wash hand basin and radiator.

LANDING
Loft access, doors leading to:

BEDROOM ONE
(3.71m x 2.39m) 12'2" x 7'10"
A well-proportioned double bedroom overlooking the rear garden with double glazed window and radiator.

BEDROOM TWO
(3.71m x 2.39m) 12'2" x 7'10"
A spacious second double bedroom with two double glazed windows to the front aspect, built-in storage cupboard and radiator.

BATHROOM
Fitted with a modern white suite comprising panel enclosed bath with shower over and glazed shower screen, WC, wash hand basin and radiator.

OUTSIDE
The enclosed rear garden has been thoughtfully arranged with a paved patio area immediately adjoining the property, creating an ideal space for outdoor seating and entertaining. The patio leads onto the main lawn, with a paved pathway providing access to the gated rear entrance.

ALLOCATED PARKING
The property benefits from two allocated parking spaces, conveniently positioned within the residents' parking area directly opposite the front entrance.

ESTATE CHARGE
We understand from the current vendors the estate charge for maintenance is £176 Annum

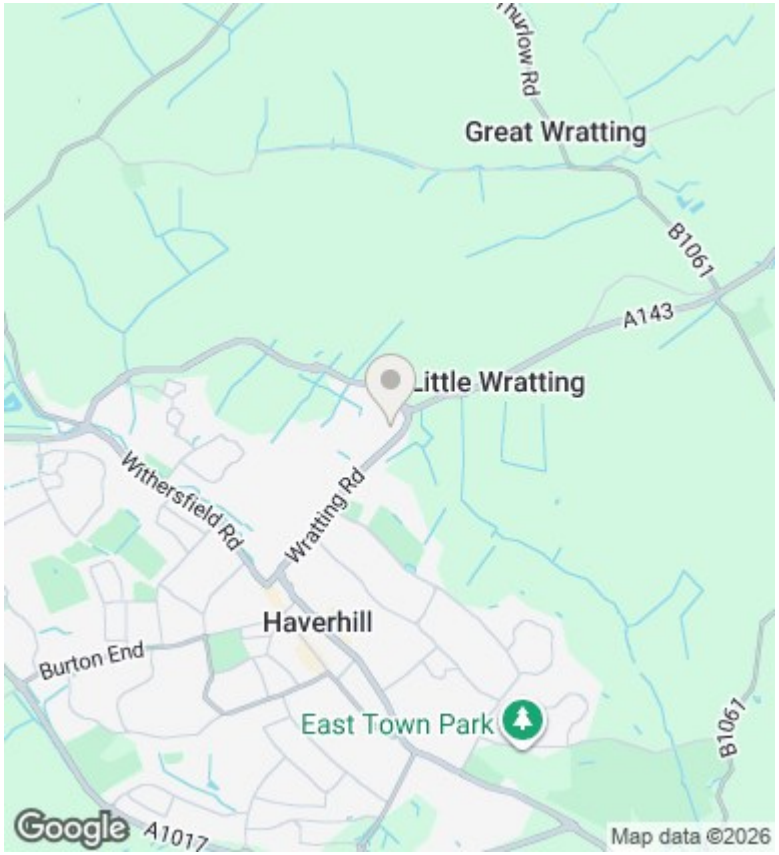
Viewings
By appointment with the agents.

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.

YY16 KFX



Viewings

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

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk