



JAMIE WARNER
— ESTATE AGENTS —



1 Laurel Close, Haverhill, CB9 9DH

£475,000

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RARELY AVAILABLE INDIVIDUAL DETACHED HOME IN AN EXCLUSIVE PRIVATE DEVELOPMENT

Positioned within a HIGHLY SOUGHT-AFTER SELF-BUILD DEVELOPMENT OF DISTINCTIVE HOMES, this impressive FIVE BEDROOM DETACHED RESIDENCE offers EXCEPTIONAL SPACE AND VERSATILITY with multiple reception areas and a KITCHEN/DINING ROOM FORMING THE HEART OF THE HOME. Set on a GENEROUS WRAPAROUND PLOT WITH DRIVEWAY AND GARAGE, this is a RARE OPPORTUNITY TO CREATE A BESPOKE FOREVER HOME IN A PEACEFUL, ESTABLISHED SETTING.



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

Spacious entrance area with stairs rising to the first floor.

Study/Bedroom 5 3.05m (10') x 2.39m (7'10")

A flexible ground floor room with window to the front aspect. Ideal as a home office, hobby room or fifth bedroom. Radiator.

Kitchen/Dining Room 4.73m (15'6") x 3.56m (11'8")

A particularly generous kitchen space with plenty of room for a table or family seating area. Fitted with a range of base and eye level units with round-edged worktops, 1½ bowl sink with mixer tap, plumbing for washing machine, and space for fridge/freezer and cooker. Double aspect with windows to both front and side elevations providing excellent natural light. Radiator. Open plan to:

Dining Room 3.56m (11'8") x 3.05m (10')

Well-proportioned dining area with windows to the side and rear aspects, allowing light to flow through. Radiator. Double doors lead into the sitting room.

Sitting Room 5.49m (18') x 4.01m (13'2")

A substantial main reception room with French doors opening directly onto the rear garden. A lovely light-filled space with ample room for a range of seating. Features a coal-effect gas fireplace as a central focal point. Radiator.

Bedroom 1 4.09m (13'5") x 3.68m (12'1")

A good-sized double bedroom on the ground floor, with window to the rear and radiator. Conveniently located near the main bathroom.

Bathroom

Fitted with a four-piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, tiled shower cubicle with power shower and folding glass screen, and low-level WC. Window to side, radiator.

Integral Garage

An oversized garage offering excellent storage or workshop space. Power and light connected, wall-mounted gas boiler, up and over door to front, personal access door.

First Floor

Landing

Bright landing area with two skylights bringing in natural light.

Bedroom 2 4.37m (14'4") x 4.06m (13'4")

A spacious double bedroom with two windows to the rear and additional skylight. A light and airy room with radiator.

Bedroom 3 4.37m (14'4") x 3.66m (12')

Another generous double room with window to front. Radiator.

Bedroom 4 4.37m (14'4") x 3.56m (11'8")

Double aspect with window to side and skylight, this bedroom enjoys plenty of natural light. Radiator.

Bathroom

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled splashbacks, skylight, radiator.

Outside

The property occupies a generous corner plot with gardens extending to three sides, offering excellent privacy and flexibility. To the front, a block-paved driveway provides off-road parking for three vehicles and gives access to the oversized integral garage. There is also a small lawned area to the front which could be adapted to provide additional parking if required.

A pathway runs from the front of the property along the side, providing gated access to the rear garden. The rear garden is fully enclosed and predominantly laid to lawn, interspersed with a range of mature trees and shrubs that offer colour and interest throughout the seasons. A well-established hedgerow runs along one side and across the rear boundary, providing a high degree of privacy and a green, leafy backdrop. A paved patio sits adjacent to the rear of the house, creating a useful space for outdoor seating or entertaining. The garden enjoys a sunny aspect and represents an excellent opportunity for buyers looking for space to relax, play or grow.

Viewings

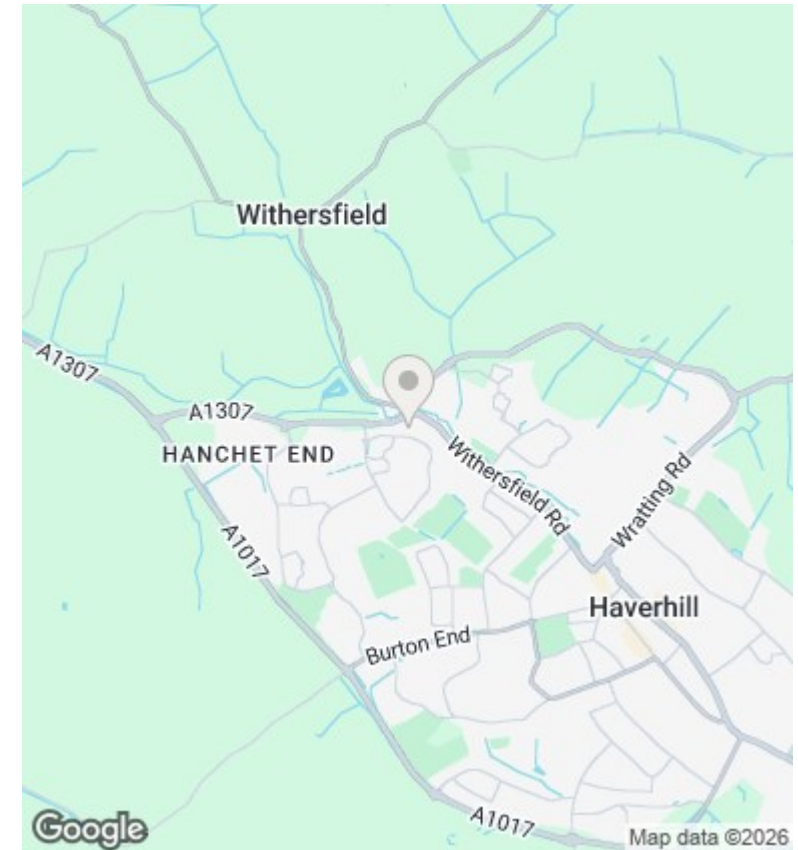
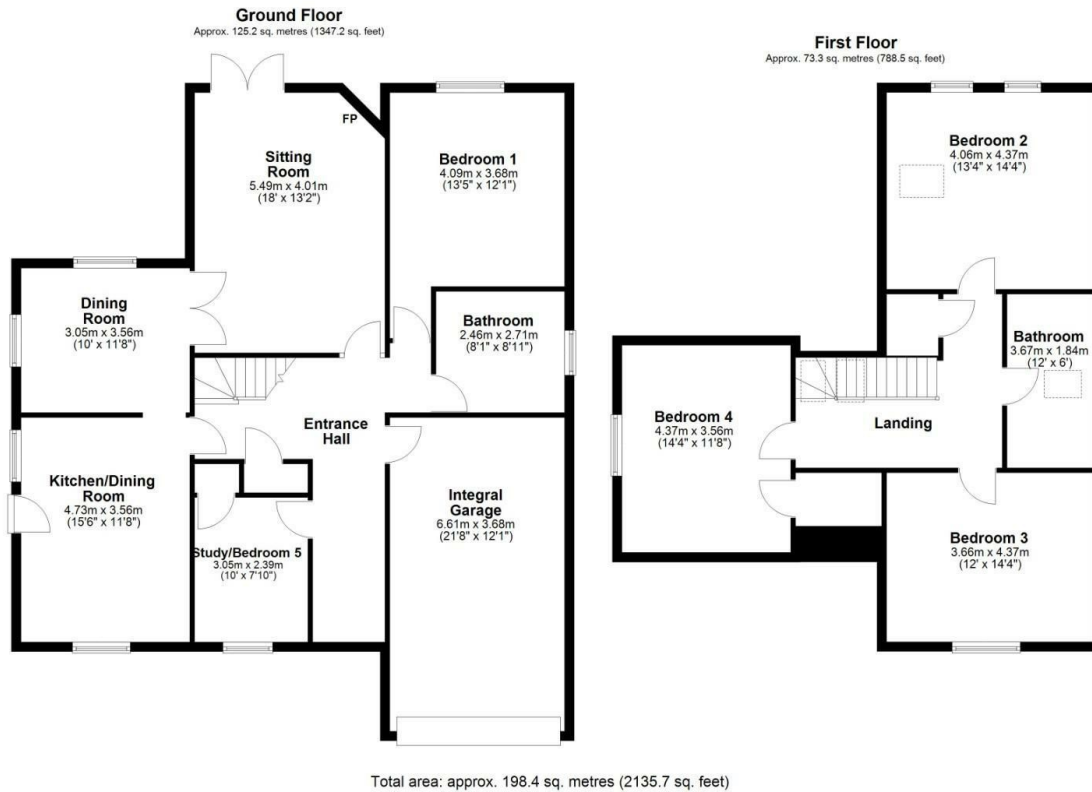
By appointment with the agents.

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.







Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	