JAMIE WARNER
– ESTATE AGENTS –







18 Pipers Close, Haverhill, CB9 0LW

£215,000

- CHAIN FREE
- APPROX. 809 SQ. FT
- CLOSE TO EAST TOWN PARK
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- SPACIOUS KITCHEN DINING ROOM
- POTENTIAL FOR THREE BEDROOMS
- SHORT WALK TO SCHOOLING
- DOUBLE GLAZING & CENTRAL HEATING

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CHAIN FREE TWO DOUBLE BEDROOM HOME WITH POTENTIAL TO CREATE A THIRD BEDROOM, ENJOYING A PRIVATE REAR GARDEN AND CONVENIENT LOCATION CLOSE TO SCHOOLING AND EAST TOWN PARK.

Positioned within an established residential area just a short walk from a popular primary school and East Town Park, this spacious home offers approximately 800 sq. ft of accommodation with particularly generous bedroom sizes. The property benefits from gas central heating and double glazing throughout, whilst outside enjoys a mature rear garden with patio seating area, brick-built storage shed and rear access leading to residents communal parking.

The impressive principal bedroom is of a size where neighbouring homes have created a third independent bedroom by adding a partition wall, offering excellent future flexibility for growing families or those needing home office space. Offered chain free, this is a fantastic opportunity for buyers looking to personalise a well-proportioned home in a convenient family-friendly location.

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.

GROUND FLOOR

Entrance hall
A welcoming entrance hall with wooden flooring, radiator, stairs rising to the first floor and door leading out to the rear garden. Provides access to the ground floor accommodation.

WC
Fitted with a two-piece suite comprising wall-mounted wash hand basin and low-level WC, complemented by tiled splashbacks and tiled flooring.

Sitting room
3.55m (11'8") x 3.45m (11'4")
A comfortable reception room enjoying a pleasant outlook to the front aspect, featuring laminate flooring and radiator.

Kitchen/dining room
3.45m (11'4") x 3.45m (11'4")
Fitted with a range of base and eye-level units with worktops over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven and ceramic hob with extractor over. Window overlooking the rear garden and radiator. A practical space with room for dining table and chairs.

FIRST FLOOR

Landing
Providing access to the first floor accommodation.

Bedroom 1
5.33m (17'6") x 2.92m (9'7")
An extremely generous principal bedroom with two windows to the front aspect allowing for plenty of natural light, radiator. Other neighbouring properties have altered this room by adding a partition wall, creating the opportunity for a third independent bedroom if required.

Bedroom 2
4.19m (13'9") x 3.45m (11'4")
A particularly spacious double bedroom overlooking the rear garden.

Shower room

Fitted with a double shower area with electric shower, vanity wash hand basin and low-level WC. Complemented by tiled splashbacks, two rear aspect windows and sliding door.

Outside

To the front of the property is an open-plan lawned garden with pathway leading to the entrance door.

The rear garden offers a good degree of privacy and is predominantly laid to lawn with a patio seating area adjoining the rear of the property. Mature trees, shrubs and established hedging create a pleasant and leafy backdrop, whilst a pathway leads to the rear access gate providing access to the residents communal parking area.

Attached to the rear of the property is a useful brick-built storage shed.

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.



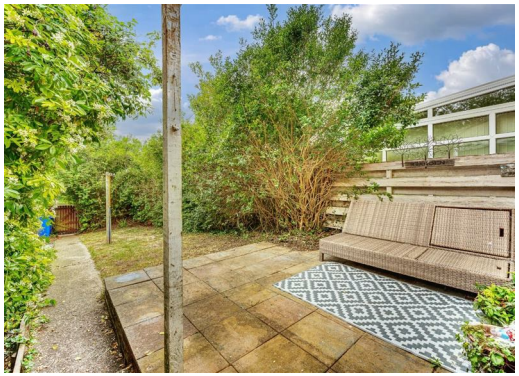


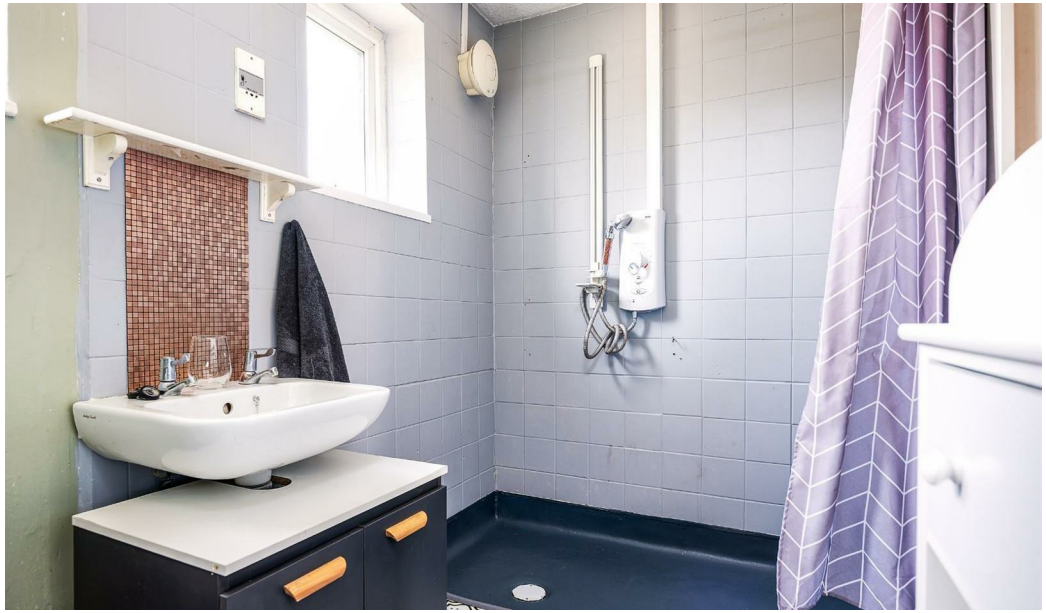


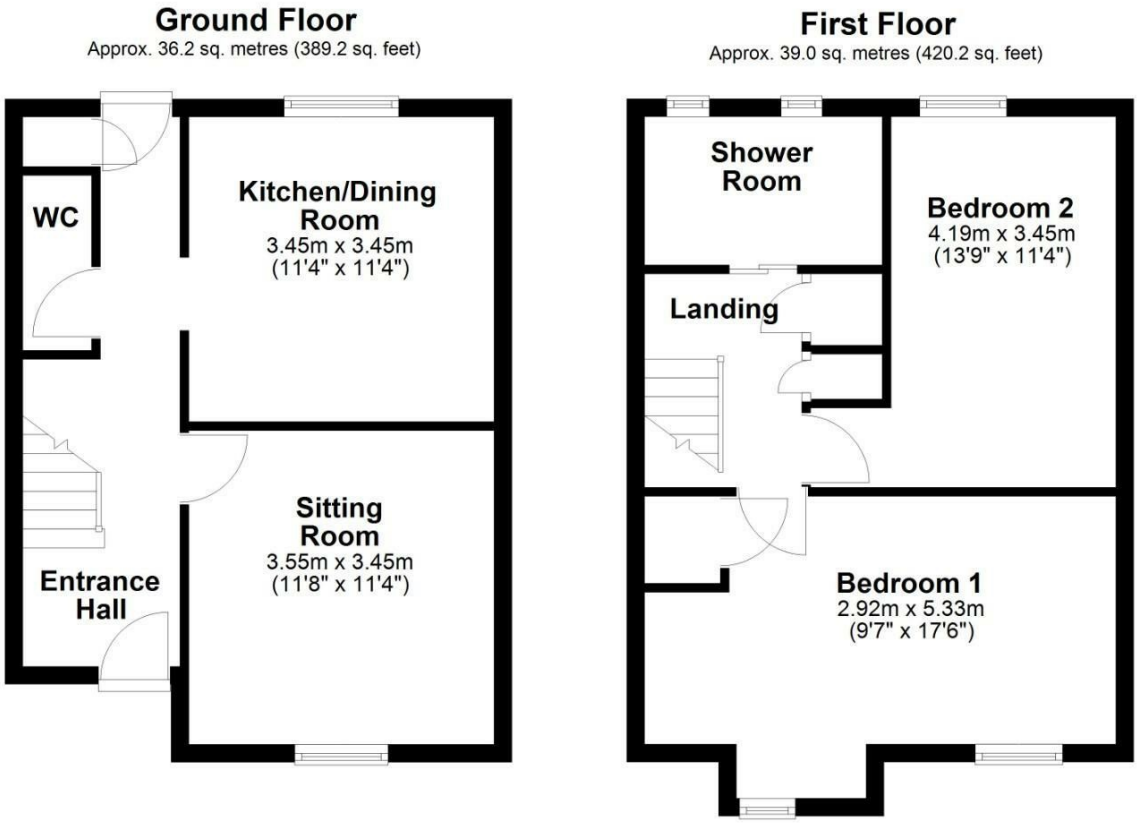












Total area: approx. 75.2 sq. metres (809.4 sq. feet)

Viewings

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

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