



JAMIE WARNER  
— ESTATE AGENTS —



## 19 Calford Drive, Haverhill, CB9 7WH

Offers In Excess Of £400,000

- CHAIN FREE
- CAMBRIDGE SIDE OF TOWN
- GENEROUS KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- FOUR BEDROOM DETACHED HOME
- SPACIOUS SITTING ROOM WITH FEATURE FIREPLACE
- EN-SUITE TO BEDROOM ONE
- HIGHLY SOUGHT AFTER HANCHET MANOR DEVELOPMENT
- SEPARATE DINING ROOM WITH GARDEN ACCESS
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES & GARAGE

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# 19 Calford Drive, Haverhill CB9 7WH

CHAIN FREE FAMILY HOME ON THE HIGHLY SOUGHT AFTER HANCHET MANOR DEVELOPMENT – CAMBRIDGE SIDE OF TOWN

Located within the highly regarded Hanchet Manor development on the Cambridge side of town, this CHAIN FREE four bedroom detached home offers well-balanced accommodation ideal for family living. With multiple reception rooms, a generous kitchen/breakfast space and a well-sized rear garden, the property provides both space and flexibility, all set within a popular and established residential position.

The property has also RECENTLY BENEFITTED FROM BRAND NEW FLOOR COVERINGS THROUGHOUT, along with a RECENTLY REPLACED CENTRAL HEATING BOILER, offering a ready-to-move-into home.



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

A welcoming entrance hall with staircase rising to the first floor and doors leading through to the principal ground floor accommodation.

#### WC

Fitted with a two-piece suite comprising wash hand basin and low-level WC, with tiled splashbacks and window to the side aspect.

#### Sitting Room

4.78m (15'8") x 3.96m (13')

A well-proportioned and naturally bright reception room, centred around an attractive fireplace creating a natural focal point. A large window to the front aspect allows for excellent natural light, while double doors open through to the dining room, giving flexibility between open and separate living.

#### Dining Room

3.33m (10'11") x 3.05m (10')

A defined dining space ideal for entertaining, enjoying a pleasant outlook over the rear garden with double doors opening directly out, as well as internal double doors connecting to the sitting room and kitchen/breakfast room.

#### Kitchen/Breakfast Room

5.72m (18'9") x 3.36m (11')

A generous kitchen/breakfast space fitted with a comprehensive range of base and eye-level units with worktops over and integrated cooking appliances. The layout naturally lends itself to both cooking and informal dining, with doors opening out to the rear garden, making it a practical everyday family space.

#### Utility Room

2.16m (7'1") x 1.76m (5'9")

A useful separate utility area with additional worktop space, sink unit, plumbing for washing machine and door through to the garage.

#### Garage

5.04m (16'7") x 2.73m (9')

With up-and-over door, and benefiting from power and light connected.

### First Floor

#### Landing

With window to the side aspect and doors leading to all first floor rooms.

#### Bedroom 1

3.03m (9'11") x 2.56m (8'5")

A comfortable double bedroom positioned to the rear of the property, with double doors leading through to the en-suite.

#### En-suite Bathroom

2.73m (9') max x 1.91m (6'3")

Fitted with a four-piece suite comprising panelled bath, separate shower cubicle, wash hand basin and low-level WC, finished with full height tiling and window to the front aspect.

#### Bedroom 2

3.40m (11'2") x 2.75m (9')

A well-proportioned double bedroom with window to the front aspect.

#### Bedroom 3

3.80m (12'6") x 2.50m (8'3")

A further good size bedroom, also positioned to the front of the property.

#### Bedroom 4

3.26m (10'8") x 2.75m (9')

A generous fourth bedroom with window to the rear aspect.

#### Bathroom

Enjoying a modern bathroom suite comprising panelled bath with shower over, wash hand basin and low-level WC, complemented by full height tiling and a heated towel rail.

#### Outside

##### Front

To the front of the property, a block paved driveway provides off-road parking for several vehicles and leads directly to the garage. The front garden is predominantly laid to lawn, complemented by established planting and a mature tree, creating an attractive approach. The property is set back from the road, giving a nice sense of space and kerb appeal.

##### Rear

The property enjoys a generous rear garden with a paved patio area directly to the rear of the house, providing an ideal space for seating and outdoor entertaining. A curved brick pathway creates an attractive feature, leading through the garden and around a central lawn, giving the space a sense of shape and flow.

The garden is enclosed by timber fencing and features a variety of established shrubs and planting, along with a timber pergola to the far corner, adding further interest and structure. A side access gate provides convenient access through to the front of the property.

#### Viewings

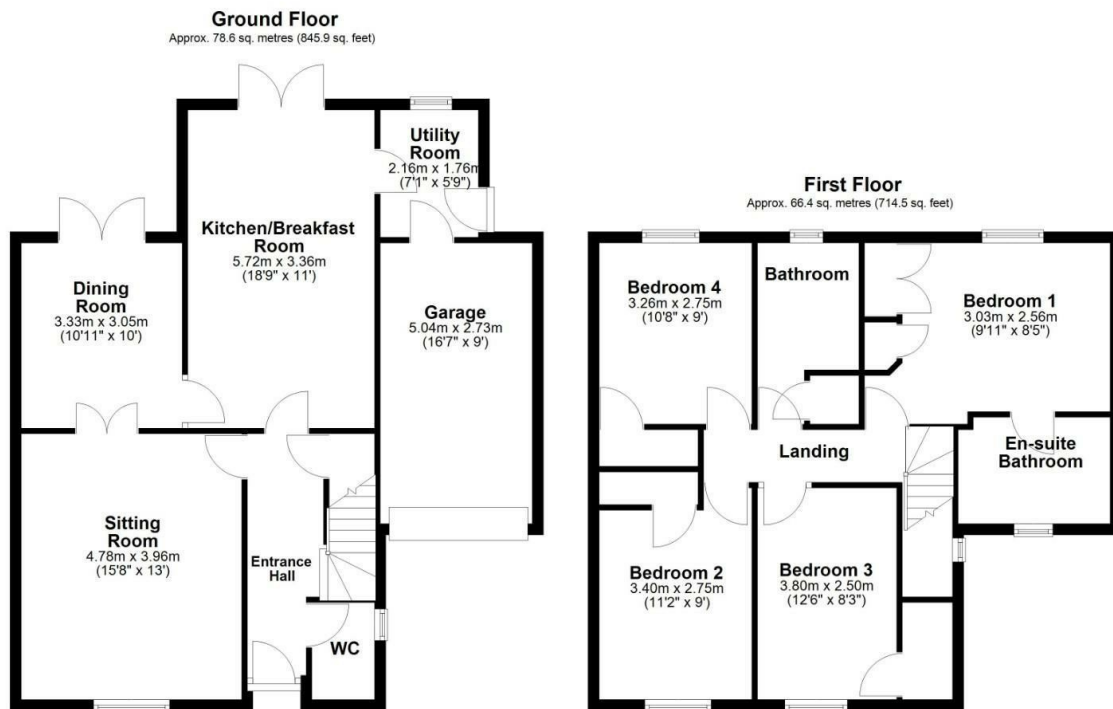
By appointment with the agents.

#### 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. 145.0 sq. metres (1560.4 sq. feet)

## Viewings

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

