JAMIE WARNER
ESTATE AGENTS

18 Tern Close, Haverhill, Suffolk, CB9 0JN

£299,950

- 944 SQ FT OF GENEROUS LIVING SPACE
- SPACIOUS KITCHEN / DINING ROOM
- OFF-ROAD PARKING AND GARAGE
- EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- BRIGHT DUAL-ASPECT SITTING ROOM
- RECENTLY INSTALLED BOILER
- STUNNING CONTEMPORARY INTERIOR DÉCOR
- THREE WELL-PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN WITH SIDE ACCESS

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IMPRESSIVE 944 SQ FT HOME WITH EXCEPTIONAL INTERIOR FINISH

Offering a generous 944 sq ft of well-balanced living accommodation, this beautifully presented home stands out immediately for its proportions. Homes of this design are notably more spacious than many modern builds, with well-sized reception areas, a substantial kitchen/dining room and three genuinely comfortable bedrooms.

The interior décor has been thoughtfully styled throughout, creating a refined, move-straight-in feel.

A particularly standout benefit at this price point is the combination of off-road parking and a garage — a feature not always found in properties offering this level of internal space.

Further benefits include a recently installed boiler, adding practical peace of mind to an already impressive home.

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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
4.78m (15'8") x 1.72m (5'8")

A bright and welcoming entrance that immediately sets the tone for the home. Finished with tiled flooring and complemented by a radiator, the space feels both practical and inviting, with stairs rising to the first floor and doors leading to the principal ground floor accommodation.

WC
2.36m (7'9") x 0.77m (2'6")

A smart and contemporary cloakroom fitted with a vanity wash hand basin and low-level WC. Full height tiling creates a clean, modern finish, complemented by a heated towel rail and Karndean flooring.

Kitchen/Dining Room
4.78m (15'8") max x 3.46m (11'4")

A beautifully presented and thoughtfully designed kitchen/dining space that forms the heart of the home. Fitted with a comprehensive range of shaker-style base and eye-level units with contrasting wooden work surfaces, the kitchen combines classic styling with a contemporary finish.

Integrated eye-level oven, ceramic hob with extractor over, inset sink with swan neck mixer tap and space for further appliances ensure the room is as practical as it is attractive. Under-cabinet lighting enhances the clean lines, while the high-gloss tiled flooring reflects light throughout the space.

There is ample room for a full dining table, and large sliding patio doors provide excellent natural light and a seamless connection to the rear garden — ideal for entertaining and everyday family living.

Sitting Room
5.28m (17'4") x 3.18m (10'5")

A superbly presented and generously proportioned dual-aspect reception room, enjoying natural light from both the front and rear elevations. The room has a stylish, contemporary feel, enhanced by rich feature wall tones and quality wood-effect flooring that adds warmth and depth to the space.

The proportions comfortably accommodate larger furniture, creating a true family living area with space to relax and entertain. Clean lines, modern lighting and a well-balanced layout make this a particularly inviting reception room.

FIRST FLOOR

Landing
3.43m (11'3") x 1.94m (6'4")

A central landing with radiator and doors leading to all bedrooms and the family bathroom.

Bedroom 1
3.57m (11'9") max x 3.24m (10'7")

A well-proportioned principal bedroom positioned to the rear of the property, offering a pleasant outlook and a calm, private feel. The room comfortably accommodates a full range of bedroom furniture and benefits from built-in storage, helping to maintain clean lines and usable floor space.

Finished with wooden flooring and generous natural light, this is a stylish and well-balanced main bedroom that complements the overall standard of presentation found throughout the home.

Bedroom 2
4.33m (14'2") min x 2.49m (8'2")

A generous second bedroom overlooking the rear, offering flexibility as a double bedroom or spacious guest room. Wooden flooring and built-in storage enhance practicality.

Bedroom 3
3.24m (10'7") x 1.93m (6'4")

A versatile third bedroom ideal as a nursery, home office or single bedroom, complete with wooden flooring and built-in storage.

Bathroom
2.08m (6'10") x 1.94m (6'4")

Enjoys a modern bathroom suite comprising panelled bath with independent hand shower attachment, vanity wash hand basin and low-level WC. Full height tiling provides a sleek and low-maintenance finish.

OUTSIDE

Rear Garden

The rear garden has been designed with ease of maintenance in mind and enjoys a modern, enclosed feel. A generous paved patio area sits immediately to the rear of the property, providing an ideal space for outdoor dining and entertaining.

Beyond the patio there is a lawned area offering additional outdoor space.

Timber sleeper-style raised beds and mature evergreen hedging provide a good degree of privacy and year-round greenery, creating a pleasant backdrop.

There is also gated side access, offering practicality and convenience for day-to-day use.

Front

The property benefits from a generous frontage, set back from the road and enclosed by mature hedging which provides an excellent degree of privacy. A pathway leads directly to the entrance door, creating a smart and welcoming approach.

There is a substantial lawned area to the front which offers scope for further landscaping or the potential to create additional off-road parking if required.

The property also benefits from driveway parking leading to the garage, enhancing the practicality of this well-positioned home.

Viewings
By appointment with the agents.

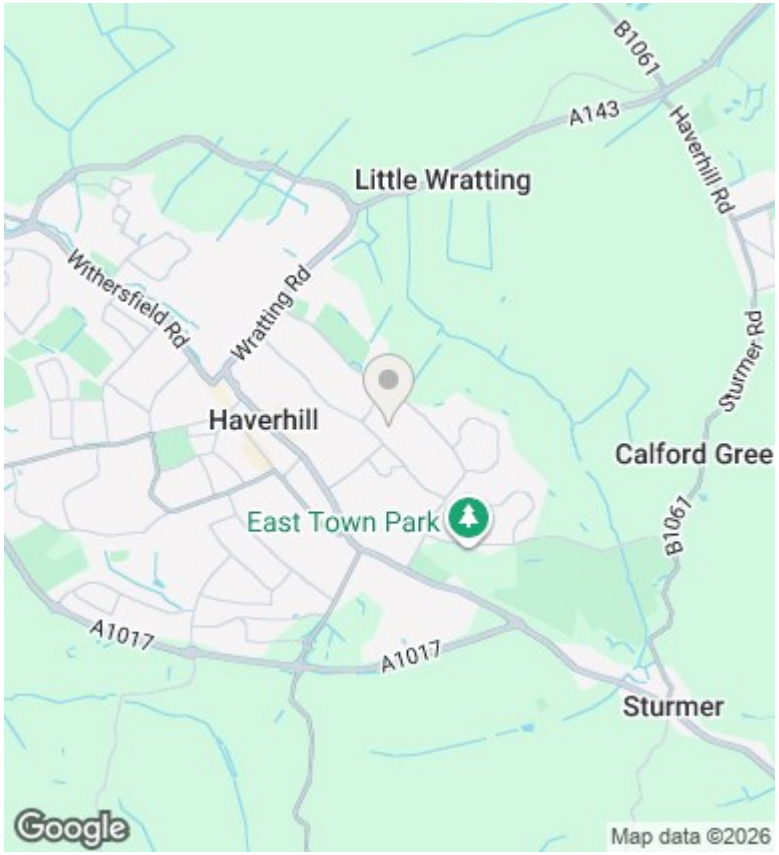
Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

BEACH

Total area: approx. 87.7 sq. metres (944.5 sq. feet)



Viewings

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

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