



4 Beaconsfield Court, Haverhill, CB9 8JW

£210,000

- No onward chain
- Kitchen/dining room
- Established rear garden
- Three bedrooms
- Useful utility area
- Double glazing
- Spacious sitting room
- Ground-floor WC
- Gas radiator heating

4 Beaconsfield Court, Haverhill CB9 8JW

GENEROUS THREE BEDROOM HOME WITH A PRIVATE GARDEN BACKING ONTO ALLOTMENTS – NO ONWARD CHAIN

Offering far more space than first impressions suggest, this well-proportioned home features a large sitting room, kitchen/dining room, useful utility area and three bedrooms with fitted wardrobes. Outside is an established rear garden with decking, lawn and an open outlook across the allotments.



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 radiator, stairs rising to the first floor and access to the sitting room.

SITTING ROOM

4.78m x 3.99m (15'8" x 13'1")
A particularly generous reception room offering ample space for several seating areas. A wide window provides plenty of natural light and overlooks the rear garden, while the feature electric fireplace with marble surround and timber mantel creates a central focal point. Radiator.

KITCHEN/DINING ROOM

3.99m x 2.95m (13'1" x 9'8")
A well-arranged kitchen/dining room with space for a family dining table and patio doors opening directly onto the rear garden. The kitchen is fitted with a comprehensive range of

base and eye-level units with worktops over, incorporating a sink and drainer, integrated fridge/freezer, electric oven and four-ring gas hob with extractor hood above. Further features include plumbing for a washing machine, a window to the front, radiator and wood-effect flooring.

UTILITY AREA

2.88m x 0.89m (9'5" x 2'11")
A useful additional space with worktop area, room for a fridge and tumble dryer, tiled flooring and access to the WC.

WC

Fitted with a wall-mounted wash basin and low-level WC, with a window to side.

FIRST FLOOR

LANDING

A central landing with window to front, two useful storage cupboards and access to all first-floor rooms.

BEDROOM ONE

3.99m x 3.10m (13'1" x 10'2")
A spacious main bedroom with window to rear, radiator and fitted triple wardrobe with sliding doors.

BEDROOM TWO

3.96m x 2.57m (13' x 8'5")
A comfortable second bedroom with window to rear, radiator and fitted double wardrobe.

BEDROOM THREE

3.05m x 2.08m (10' x 6'10")
A useful third bedroom with window to rear, radiator and fitted triple wardrobe, making it suitable as a bedroom, nursery or home office.

WET ROOM

Fitted with an electric shower and glass screen, vanity wash basin with mixer tap, radiator and window to front.

WC

Fitted with a low-level WC and window to front.

OUTSIDE

FRONT

The property is approached across a pathway leading to both the side door and main entrance. The frontage is enclosed by picket-style fencing.

REAR GARDEN

An established and enclosed rear garden with areas of lawn bordered by decorative stone and mature planting. A generous decked terrace extends across the rear of the property, providing ample space for outdoor seating and entertaining, with a timber storage shed positioned at the end of the decking. A paved pathway leads through the garden to the head of the plot, with the garden backing onto allotments.

Viewings

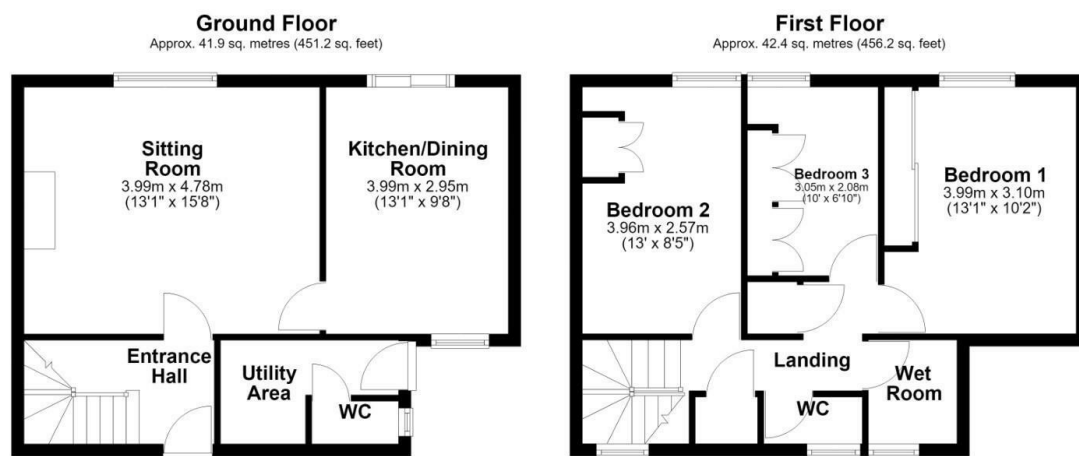
By appointment with the agents.

Special Notes

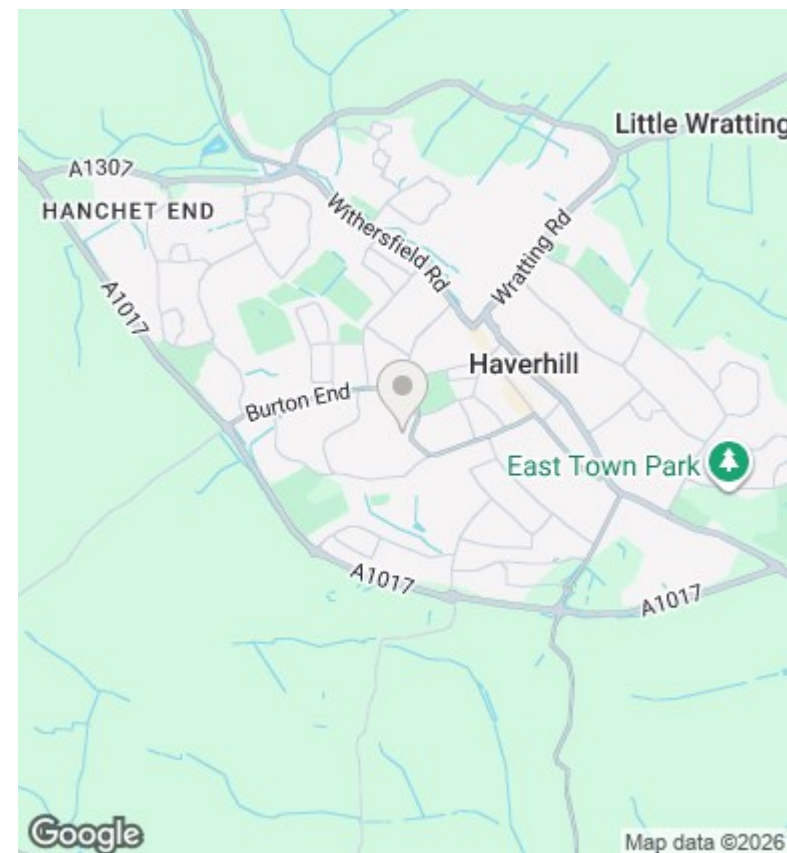
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 84.3 sq. metres (907.4 sq. feet)



Viewings

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

C