JAMIE WARNER

– ESTATE AGENTS –

3 Munnings Close, Haverhill, CB9 7GA

£365,000

- Attractive four-bedroom detached home
- Potential for open-plan kitchen
- Mature gardens on corner plot
- Sought-after Gainsborough Park location
- Large sitting and dining rooms
- Single garage and driveway parking
- Easy access to Cambridge & A11
- En suite, WC, family bathroom
- No onward chain

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A fantastic opportunity to own a spacious four-bedroom detached home on the sought-after Gainsborough Park development. Perfectly positioned for easy access to Cambridge and the A11, this property offers generous living spaces, including a large sitting room, dining room, and the potential to create an open-plan kitchen-diner for a stunning modern layout. With an en suite, downstairs WC, and family bathroom, it's ideal for practical family living. The mature gardens, corner plot, single garage, and ample driveway parking add to its appeal. While the property is well-maintained, it's ready for its new owners to modernise and make their mark – and it's priced to reflect this, making it an affordable choice in a popular location. No onward chain.

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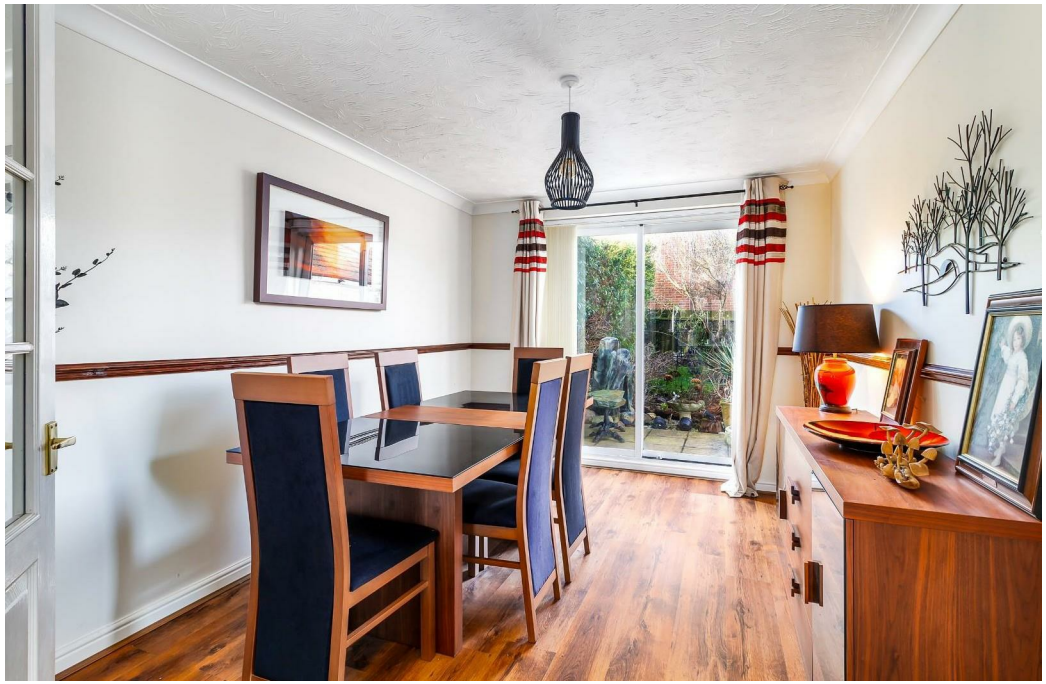
Council Tax Band: D



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.

Entrance Hall

An inviting entrance hall featuring elegant wooden flooring, a staircase leading to the first floor, and a built-in under-stairs storage cupboard for added convenience.

WC

The WC features a side window and includes a two-piece suite consisting of a wall-mounted wash hand basin with a tiled splashback and a low-level WC. Additional features include a radiator and wooden flooring.

Sitting Room

11'5" x 16'5"

A generously sized sitting room featuring a charming bay window to the side, a radiator, and elegant wooden flooring. Double doors open seamlessly into the dining room, creating a natural flow between the spaces.

Dining Room

9'2" x 12'3"

The dining room features elegant wooden flooring, patio doors that open onto the garden, and a separate door providing access to the kitchen.

Kitchen

8'3" x 13'6"

Equipped with a coordinated selection of base and wall-mounted units featuring rounded-edge worktops, this kitchen includes a stainless steel sink with a single drainer and mixer tap, plumbing for both a washing machine and dishwasher, and space for a fridge/freezer. It also boasts an integrated electric double fan-assisted oven, a built-in four-ring gas hob with a pull-out extractor hood, and two windows that bring in natural light from the front. The tiled flooring adds a practical and stylish finish, and a door provides easy access to the garden. Adjacent to the dining room, this space offers the potential to be transformed into a spacious open-plan kitchen/dining area by removing the dividing wall.

Landing

Window to front, built-in cupboard, loft access.

Bedroom 1

9'5" x 13'1"

The main bedroom features a side-facing window, a radiator, and elegant wooden flooring. It also benefits from its own en-suite shower room, offering added convenience and comfort.

En-suite

Featuring a three-piece suite that includes a pedestal wash hand basin with a mixer tap, a tiled shower enclosure with a fitted shower and glass screen, and a low-level WC. The space is enhanced with tiled splashbacks, a rear-facing window, and a radiator for added comfort.

Bedroom 2

9'5" x 11'7"

A spacious double bedroom featuring a window with views of the rear garden, complemented by a radiator and elegant wooden flooring.

Bedroom 3

8'0" x 10'3"

A bright and inviting double-aspect room featuring windows on both the front and side, allowing natural light to flood the space. The room is enhanced by a radiator for warmth and elegant wooden flooring.

Bedroom 4

8'0" x 6'7"

The fourth bedroom benefits from a bright double aspect, featuring windows on both the front and side, as well as a radiator for added comfort.

Bathroom

Equipped with a three-piece suite, this bathroom features a panelled bath with a mixer tap and shower attachment, a pedestal wash hand basin with a mixer tap, and a low-level WC. Complemented by tiled splashbacks, a window at the front, a radiator, and tiled flooring.

Outside

Situated on a spacious corner plot, this property enjoys a charming elevated position, framed by mature and attractive hedgerows. The rear garden features a paved patio directly accessible from the house, offering a delightful space for outdoor seating and relaxation. The main garden area is beautifully landscaped with a well-maintained lawn, complemented by an array of mature shrubs and trees. A side passage provides convenient storage space and theres a gate from the patio that leads to the driveway.

At the front, the garden is also laid to lawn, bordered by mature hedgerows, adding to the property's privacy and curb appeal.

Garage & Drive

A block-paved driveway leads to the garage, offering ample parking space. If additional parking is required, the front and side lawn areas could be utilized to expand capacity. The garage features an up-and-over door, with power and lighting already installed, as well as convenient eaves storage for added practicality.

Viewings

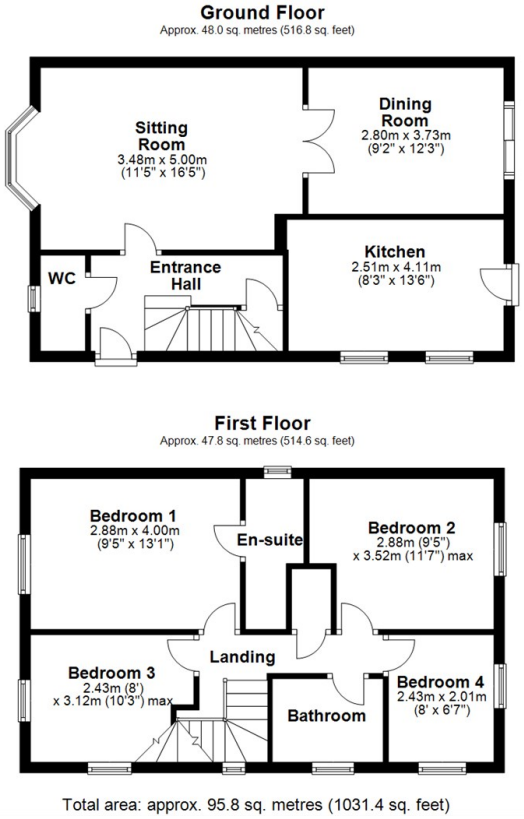
By appointment with the agents.

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

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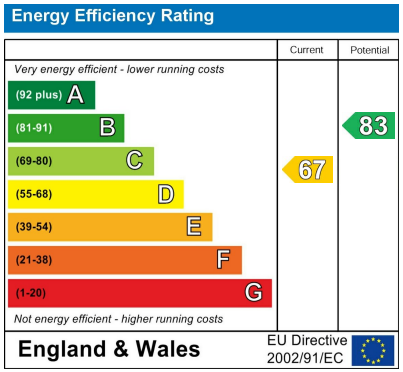

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