



JAMIE WARNER  
— ESTATE AGENTS —



## 15 Fastnet Close, Haverhill, CB9 0LL

£270,000

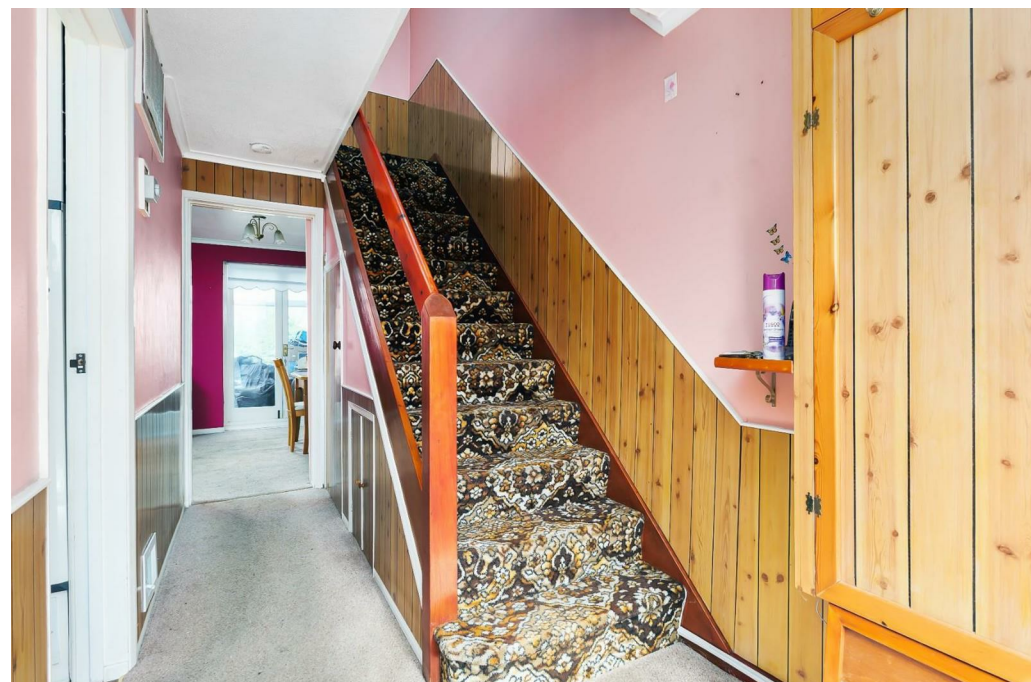
- Three-bedroom link-detached home
- Kitchen and large living space
- Garage with off-road parking
- Sought-after Wilsey development
- Conservatory and ground-floor WC
- Well-proportioned upstairs bedrooms
- No onward chain included
- Generous rear garden area
- Ideal modernisation project opportunity

## 15 Fastnet Close, Haverhill CB9 0LL

Spacious three-bedroom link-detached home situated on the sought-after Wilsey development, offered with no onward chain. Featuring a kitchen, large sitting/dining room, conservatory, and WC on the ground floor, plus three well-proportioned bedrooms and a family bathroom upstairs. The property boasts a generous rear garden, garage, and off-road parking. A fantastic opportunity for buyers seeking a modernisation project in a desirable private development.



Council Tax Band: C



## 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

The entrance hall features a convenient under-stairs storage cupboard, a staircase leading to the first floor, and doors providing access to all ground floor rooms.

## WC

The WC features a front-facing window and is equipped with a two-piece suite, including a wall-mounted wash hand basin with tiled splashback and a low-level WC.

## Kitchen

10'11" x 8'4"

Equipped with a coordinated selection of base and wall-mounted units featuring sleek, rounded worktops, this kitchen includes a 1.5-bowl sink with a single drainer and mixer tap. It offers plumbing connections for both a washing machine and dishwasher, as well as a fitted electric double oven and a built-in four-ring gas hob with an extractor hood overhead. A front-facing window allows natural light to brighten the space, while a side door provides convenient access to the garden.

## Sitting/Dining Room

13'8" x 17'0"

A generously sized sitting and dining room featuring a rear-facing window with delightful garden views. Double doors open seamlessly into the conservatory, enhancing the space and natural light.

## Conservatory

The conservatory is constructed with UPVC and features a double-glazed polycarbonate roof. It is equipped with power and lighting and includes a door providing access to the rear garden.

## Landing

Door to:

## Bedroom 1

14'3" x 9'11"

The main bedroom features a front-facing window and a fitted range of wardrobes, complete with a built-in dressing table.

## Bedroom 2

10'4" x 8'5"

The second bedroom features a rear-facing window with a lovely view of the garden.

### Bedroom 3

7'4" x 8'3"

Bedroom 3 features a rear-facing window that offers lovely garden views and includes a built-in wardrobe with sliding doors.

### Shower Room

Equipped with a three-piece suite, this includes a tiled shower enclosure with an electric shower, a pedestal wash hand basin, and a low-level WC. It also features tiled splashbacks and a window to the front.

### Outside

The rear garden is generously sized, primarily laid to lawn, and enclosed by timber fencing for privacy. A side passage provides convenient access to a gate leading to the front of the property. Additionally, there is a personal door offering direct entry into the single garage.

### Garage & Drive

The single garage features double doors at the front and a rear door providing access to the garden. It includes eaves storage, as well as power and lighting connections for added convenience. A concrete driveway in front of the garage offers ample off-road parking.

### Viewings

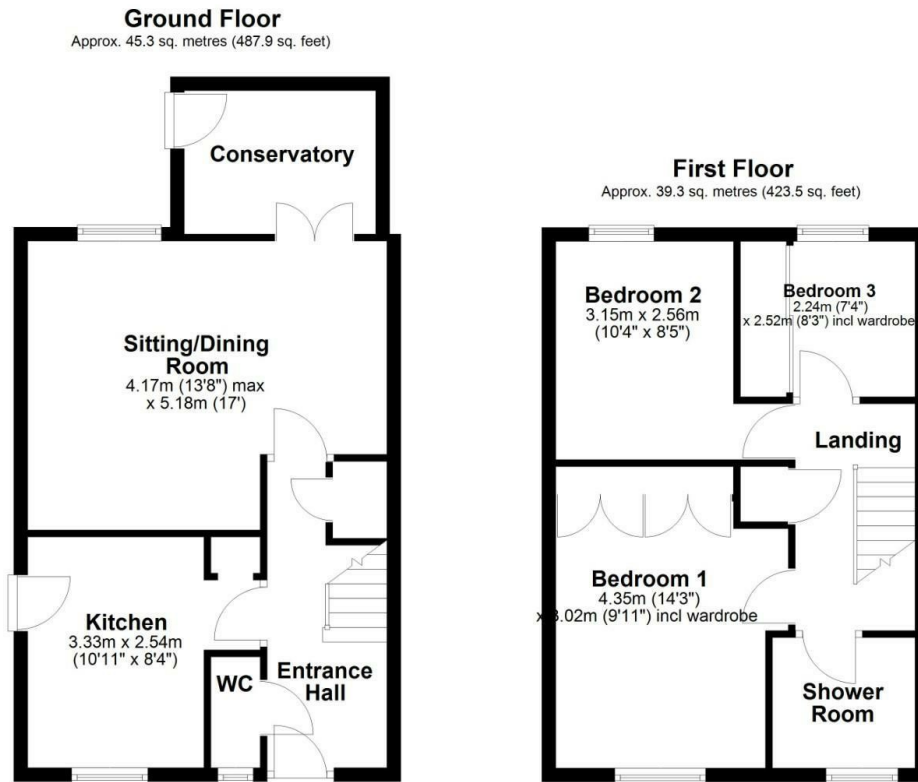
By appointment with the agents.

### Special Notes

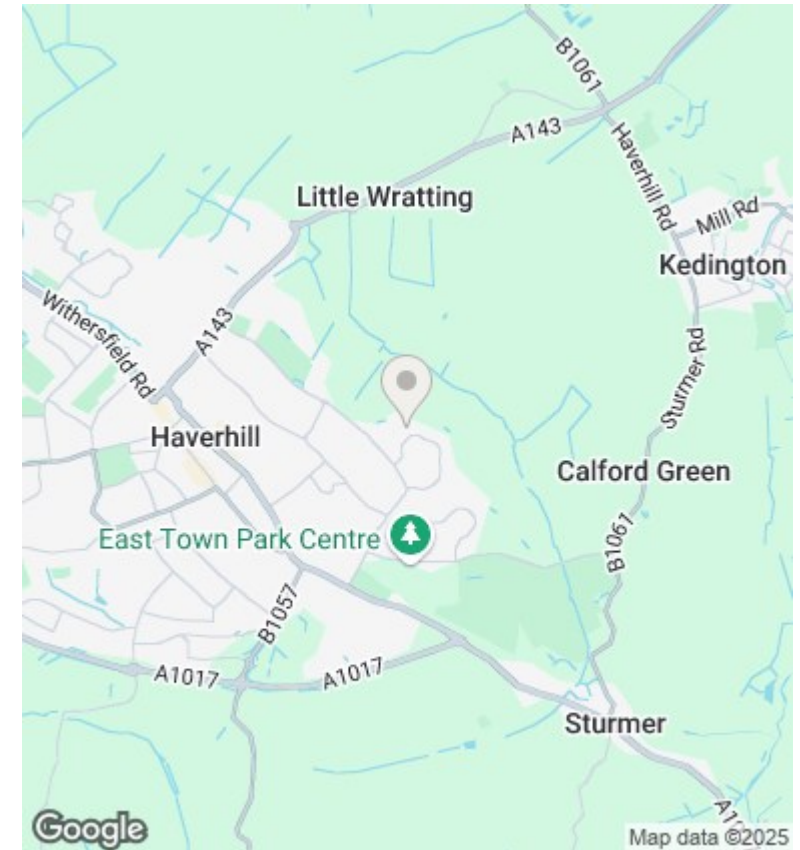
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 84.7 sq. metres (911.4 sq. feet)



## Viewings

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