



JAMIE WARNER  
— ESTATE AGENTS —



## 9 Friar Close, Haverhill, CB9 0DY

£445,000

- Spacious five-bedroom family home
- Luxurious principal suite with en-suite
- Integral garage with partial conversion
- Sought-after Arrendene development
- Underfloor heating and modern finishes
- Private drive serving three homes
- Extended open-plan kitchen/diner space
- Landscaped garden with patio area
- Close to local amenities and schools

# 9 Friar Close, Haverhill CB9 0DY

Located on the sought-after Arrendene development, this impressive family home sits on a private drive serving just three properties. Extended and upgraded throughout, the property offers a thoughtfully designed layout with modern finishes and versatile living spaces.

The ground floor boasts a welcoming entrance porch, a spacious reception hall, a cosy lounge, and an impressive open-plan kitchen/dining/entertaining area with underfloor heating and French doors to the garden. Additional features include a utility room, cloakroom, and an integral garage, partially converted for extra functionality.

Upstairs, the property offers five well-proportioned bedrooms, including a luxurious principal suite with a walk-in dressing area and en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the home benefits from a landscaped rear garden with a paved patio, raised borders, and lawn, alongside a front garden with parking for two vehicles. This beautifully presented property combines style and practicality in a prime location.



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.

### Accommodation Features:

#### Entrance Porch

A welcoming composite part-glazed entrance door leads to a light and inviting entrance porch. Complete with coat racks and two windows, this space sets the tone for the rest of the home.

#### Reception Hall

French doors open from the porch into the stunning reception hallway, featuring elegant stone-effect tiled flooring that flows seamlessly into the spacious kitchen diner. The hallway benefits from an under-stairs storage cupboard and provides access to the ground floor cloakroom. Stairs lead to the first floor accommodation.

#### Ground Floor Cloakroom

A modern and stylish ground floor cloakroom, complete with seamless tiled flooring, a low-level WC, and a vanity wash hand basin with useful storage beneath.

#### Lounge – 17' x 10'9 (5.18m x 3.28m)

Situated at the front of the property, this cosy lounge is filled with natural light from the double-glazed window. It also features a radiator and TV point, making it a perfect space for relaxing.

#### Kitchen/Dining/Entertaining Area – 20'10 x 23'45 (7.10m x 6.07m) Max

This impressive 'L'-shaped room has been thoughtfully extended to create a versatile open-plan space ideal for entertaining. The room boasts tiled flooring throughout and stylish tall back wall units with integrated appliances, including a double oven and electric hob. French doors lead out to the terraced patio area, with underfloor heating ensuring comfort throughout the kitchen, dining, and utility spaces. The rear-facing window provides views of the garden.

#### Utility Room – 8'11 x 5'6 (2.72m x 1.68m)

A practical utility room featuring a double-glazed rear window, rear access door, radiator, and tiled flooring.

#### First Floor Landing

A gallery-style landing with a large open feel, additional natural light from a side-facing double-glazed window, and access to the loft.

#### Bedroom One/En-suite – 15'5 x 8'11 (4.7m x 2.72m)

The principal bedroom offers a walk-in dressing area and a beautiful newly-finished en-suite wet room. With two roof lights, double sinks, a large shower, and floor-to-ceiling tiling, this space epitomises luxury. A double-glazed window to the front aspect and radiator complete the room.

#### Bedroom Two – 10'11 x 7'9 (3.33m x 2.36m)

A bright and airy double bedroom with a double-glazed window to the front aspect and a radiator.

#### Bedroom Three – 11' x 8'6 + door recess (3.35m x 2.59m)

Another well-proportioned bedroom with a rear-facing double-glazed window and radiator.

#### Bedroom Four – 9'2 x 9'1 (2.79m x 2.77m)

A comfortable bedroom with a double-glazed rear window and radiator.

#### Bedroom Five – 9'1 x 7'2 (2.77m x 2.18m)

Perfect as a fifth bedroom or home office, this room includes a double-glazed window to the front aspect and radiator.

### Family Bathroom

The modern family bathroom comprises a pedestal wash hand basin with mixer tap, a panelled bath with overhead shower and mixer tap, a low-level WC, and floor-to-ceiling tiling.

### Exterior:

#### Front Garden

A combination of lawn and a driveway provides parking for two vehicles.

#### Integral Garage

The garage features an electric roller door, power, and lighting. It has been partially converted to extend the utility area, now equipped with additional plumbing for appliances. This can easily be restored to a full-length garage if required.

#### Rear Garden

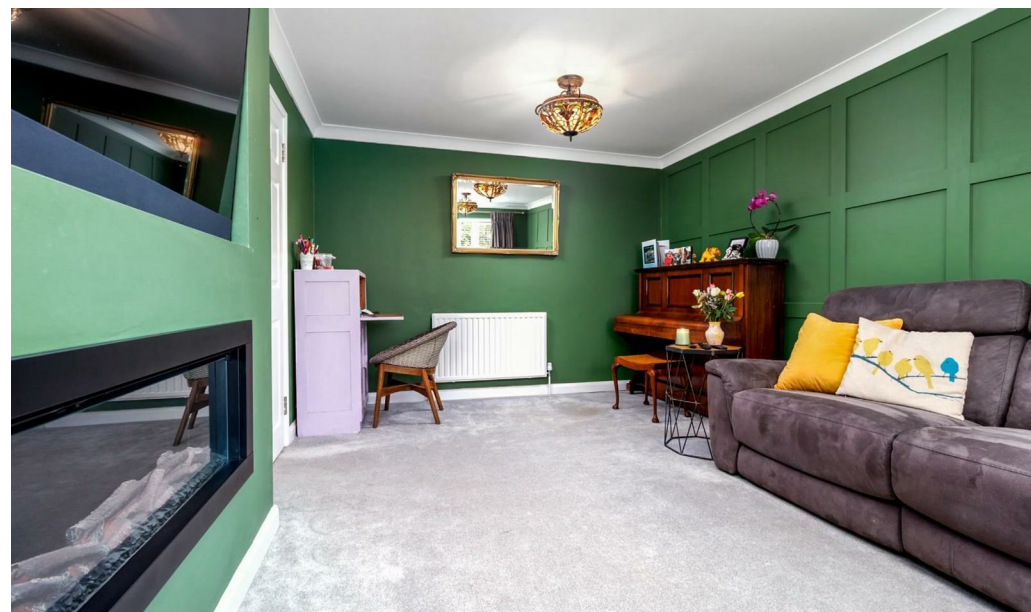
The rear garden is beautifully designed for both practicality and enjoyment. It includes a paved patio area with a retaining wall, raised flower and shrub borders, and steps leading to a lawned area. The boundaries are part-walled for privacy, and there is a side access path leading to the front. Additional features include an exterior power point, tap, wooden storage shed, and gated driveway access.

### 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.

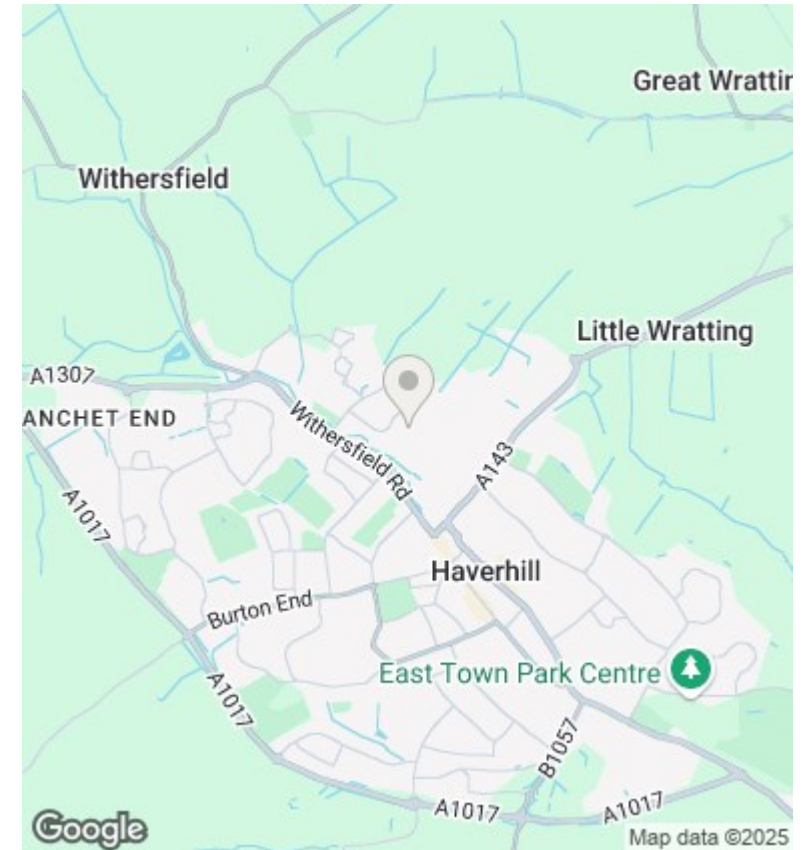




GROUND FLOOR



1ST FLOOR



## Directions

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS  
01440 712221

## Viewings

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

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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