JAMIE WARNER
– ESTATE AGENTS –

12 Betony Walk, Haverhill, CB9 7YA

Guide Price £225,000

- Three Generous Bedrooms
- Attractive Four Piece Bathroom Suite
- Attractive Front & Rear Gardens
- Spacious Sitting Room
- Double Glazing & Gas Central Heating
- Pleasant Of Development Position
- Modern Kitchen/Dining Room
- Downstairs WC
- Cambridge Side Of Town

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

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

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A charming three-bedroom family home located on the outskirts of the sought-after Chimswell development on the Cambridge side of town. This lovely property features a beautiful kitchen/dining room, a spacious sitting room, a downstairs WC, and a modern bathroom suite. It has been meticulously upgraded and offers the convenience of gas central heating and double glazing. Outside, there are front and rear gardens, with the front overlooking a small green area and the rear adjacent to ample communal parking.

3 1 1

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.

Entrance Hall

A double glazed entrance door leads into a spacious hallway with wood effect LVT flooring. Stairs ascend to the first floor.

WC

Featuring a two-piece suite including a vanity wash hand basin with a mixer tap and low-level WC, this space is adorned with tiled flooring. Natural light streams in through the front window, while a wall-mounted boiler caters to the heating system and supplies domestic hot water.

Kitchen/Dining Room

15'11" x 11'8"

An attractive and spacious kitchen/dining room featuring coordinated base and eye-level units with ample worktop space. It includes a 1+1/2 bowl ceramic sink with a mixer tap, provisions for a washing machine and dishwasher, room for a fridge/freezer, an integrated eye-level electric fan-assisted oven, a built-in four-ring ceramic hob with an extractor hood above, a front-facing window, a radiator, and LVT wood-effect flooring.

Sitting Room

10'0" x 17'7"

A generously proportioned sitting room flooded with natural light from a rear window and French doors opening to the garden. Features include a radiator and LVT wood effect flooring.

Landing

Built-in cupboard, access to all first floor rooms, loft access.

Bedroom 1

11'5" x 11'0"

The primary bedroom features a front-facing window, radiator, and a built-in double cupboard.

Bedroom 2

12'6" x 8'9"

Bedroom 2 is a generously proportioned double bedroom with a window to the rear, offering a pleasant view of the garden. It is equipped with a radiator and features a built-in double cupboard for storage convenience.

Bedroom 3
7'6" x 8'8"
A well-proportioned single bedroom featuring a window overlooking the garden, a radiator, and a built-in cupboard.

Bathroom
Featuring a four-piece suite including a panelled bath with mixer tap, a pedestal wash hand basin with mixer tap, tiled shower enclosure with folding screen, tiled splashbacks, heated towel rail, and a front-facing window.

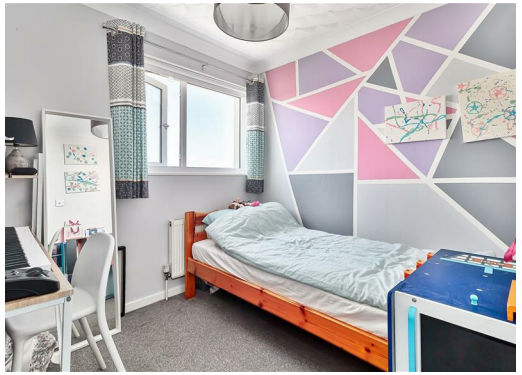
Outside
The rear garden boasts a raised paved patio extending from the house, offering a delightful space for relaxation and entertainment. It descends to a lush lawn, intersected by a pathway leading to the garden's end where a brick shed stands. Enclosed by timber fencing, the garden is accessible through a gate leading to the communal parking area.

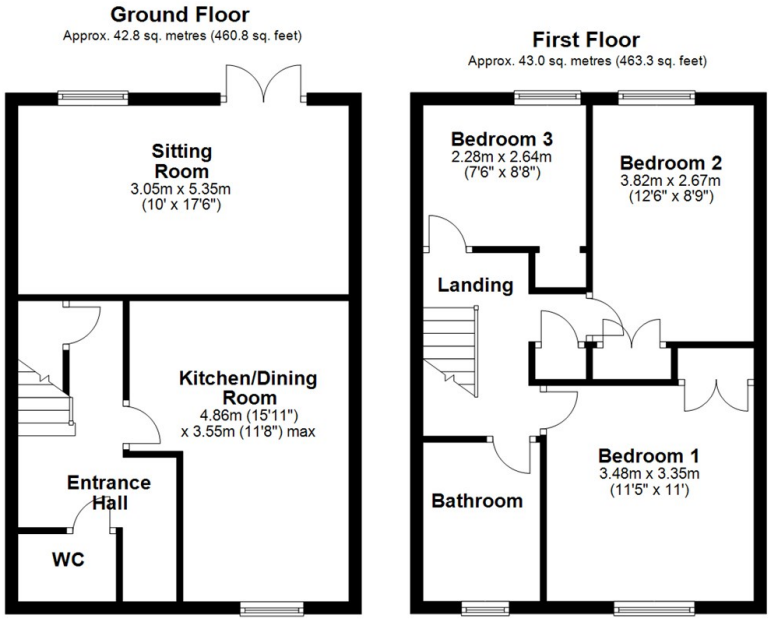
Viewings
By appointment with the agents.

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

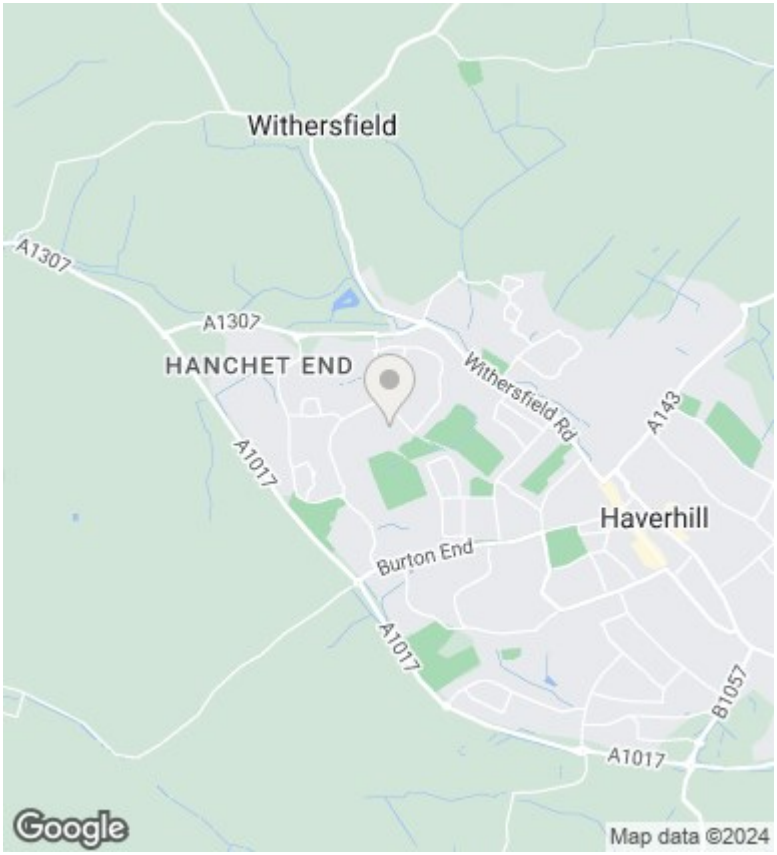
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Total area: approx. 85.9 sq. metres (924.1 sq. feet)



Viewings

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