



JAMIE WARNER  
— ESTATE AGENTS —



## 12 Baines Coney, Haverhill, CB9 7WU

Guide Price £450,000

- Four Bedrooms
- Downstairs WC
- Family Bathroom
- En Suite
- Fitted Kitchen & Utility Room
- Double Garage & Drive
- Three Reception Rooms
- Landscaped Rear Garden

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## 12 Baines Coney, Haverhill CB9 7WU

This stunning four-bedroom detached family home is a rare gem situated in a charming cul de sac on the Cambridge side of town. Boasting a double garage, the property features three reception rooms, a modern-fitted kitchen, and an en suite in the principal bedroom. The beautifully matured rear garden is also a highlight of this exceptional property.



Council Tax Band: E



## Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

### Ground Floor

#### Entrance Hall

Entrance door, under-stairs storage cupboard, radiator, wooden flooring, stairs to first floor, door to:

#### WC

Window to front, fitted with a two-piece suite comprising a pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, wooden flooring.

#### Kitchen

17'2" x 8'3"

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, fitted eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, built-in microwave, window to rear, two windows to side, radiator, wooden flooring, door to:

#### Utility Room

7'0" x 6'4"

Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, window to front, radiator, door to rear garden.

#### Sitting Room

16'6" x 12'7"

Window to rear, coal effect gas fireplace with feature marble surround and timber mantle over, two radiators, french doors to garden.

#### Dining Room

12'7" x 9'5"

Window and door unit leading to the rear garden, radiator, wooden flooring.

#### Study

8'9" x 6'5"

Box window to front, radiator.

### First Floor

#### Landing

Window to front, radiator, door to airing cupboard.

#### Bedroom 1

13'6" x 12'7"

Window to rear, radiator, range of fitted wardrobes with hang rails and shelving, built-in storage cupboard, remote controlled air conditioning, door to:

#### En Suite

Fitted with a three-piece suite comprising a vanity wash hand basin with separate taps, double shower enclosure with fitted mains shower over and glass screen, low-level WC, heated towel rail, window to side, window to front, radiator and under-floor heating.

### Bedroom 2

12'7" x 11'0"

Window to rear, radiator, range of fitted wardrobes with hang rails and shelving.

### Bedroom 3

Window to rear, radiator, range of fitted wardrobes with hang rails and shelving.

### Bedroom 4

9'7" x 6'5"

Box window to front, radiator.

### Family Bathroom

Fitted with a four piece suite comprising a panelled jacuzzi bath with shower attachment off and mixer tap, remote controlled multi coloured lights over bath, vanity wash hand basin, tiled shower enclosure with fitted mains shower and glass screen, low-level WC, window to front, radiator.

### Outside

The rear garden enjoys a paved patio area immediately from the house providing a pleasant area for seating, pathways lead along both sides of the house, the main leading to a gate giving access to the front and to a personal door for the double garage. The patio leads onto the main lawn which looks over onto lovely feature fish pond. The pond sits within a slightly lower garden area where there is a further paved patio. The garden is well stocked with an array of mature flower and shrub displays and hedgerows.

### Double Garage & Drive

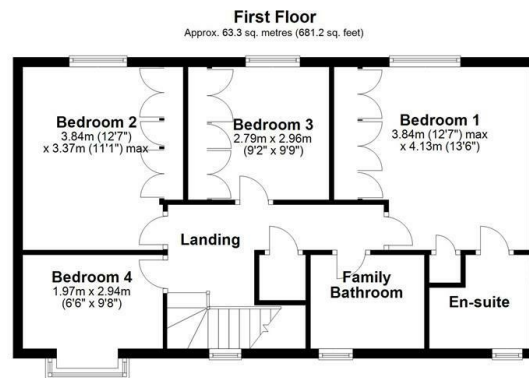
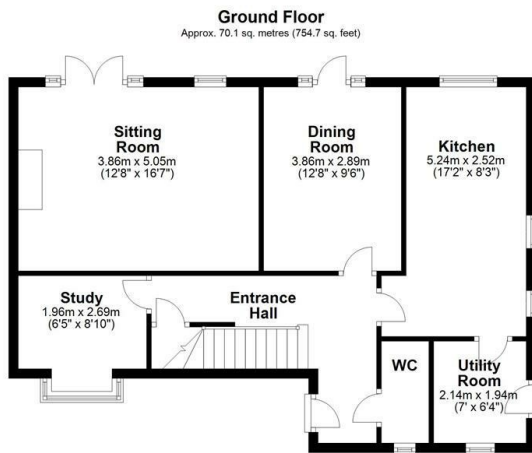
A detached double garage lies to the side of the property and has power and light connected, roof storage and space, two up and over doors. A tarmac driveway provides off-road parking.

### Viewings

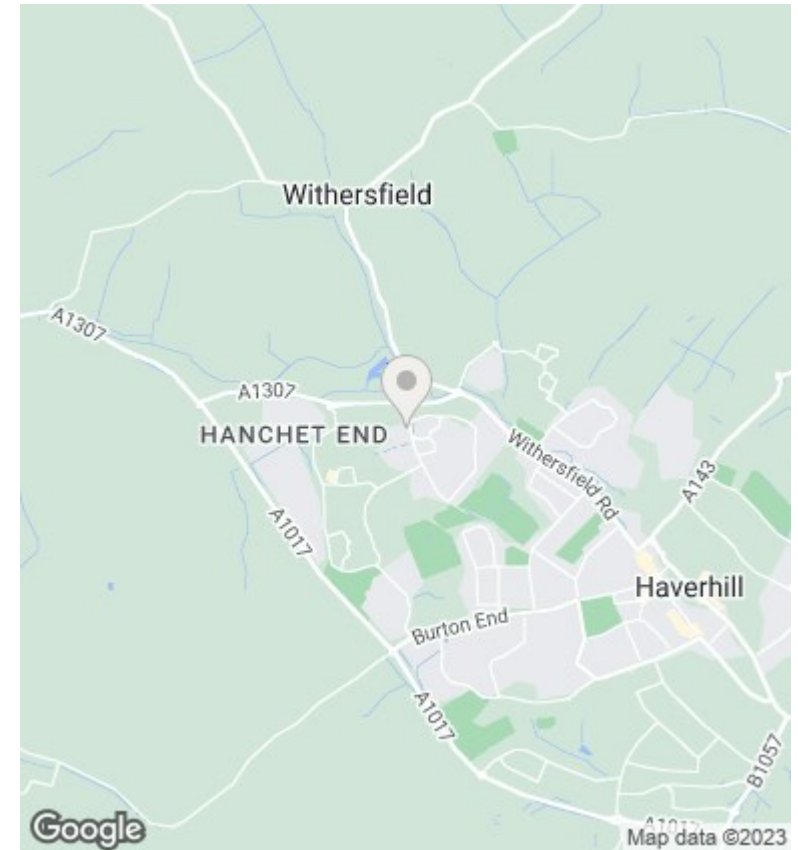
By appointment with the agents.







Total area: approx. 133.4 sq. metres (1435.9 sq. feet)



## Viewings

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

## Council Tax Band E