



JAMIE WARNER  
— ESTATE AGENTS —



## 11 Yarmouth Place, Haverhill, CB9 0JD

Guide Price £285,000

- Three Bedrooms
- Snug, Study & Conservatory
- Convenient Location
- Sitting /Dining Room
- South Facing Rear Garden
- Extended and Improved
- Attractive Kitchen
- Garage & Driveway

# 11 Yarmouth Place, Haverhill CB9 0JD

Located in a desirable residential area, this spacious three-bedroom semi-detached family home has been tastefully extended. Close to the town centre yet offering a tranquil setting, the property boasts a large sitting/dining room, a well-equipped kitchen, a snug, a study, and a conservatory. Step outside to discover a charming south-facing garden, a single garage, and a driveway.



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.

## Porch

Porch features a stylish double-glazed entrance door, a side window, and a doorway leading into the entrance hall.

## Entrance Hall

Featuring a convenient under-stairs storage cupboard, a radiator, elegant wooden flooring, stairs leading to the first floor, and an additional built-in cupboard.

## WC

The WC features a two-piece suite with a wash hand basin, wall-mounted wash hand basin, and low-level WC, all complemented by wooden flooring. A window to the front adds a touch of natural light.

## Kitchen

11'2" x 9'3"

The kitchen features a coordinated array of base and eye-level units with rounded worktops, a twin-bowl stainless steel sink, plumbing for a washing machine and dishwasher, space for a fridge/freezer and cooker. It also includes a window to the front, a radiator, wooden flooring, and a door to the sitting/dining room.

## Sitting/Dining Room

13'4" x 20'11"

The sitting/dining room boasts a spacious layout with a radiator, elegant wooden flooring, and inviting archways that lead to the cosy snug and study area.

## Study

5'9" x 12'6"

Rear-facing window offering garden views, complemented by elegant wooden flooring and a warming radiator.

## Snug

5'9" x 7'4"

Experience comfort in "the snug" with a radiator, patio doors leading to the conservatory, and stylish wooden flooring.

## Conservatory

The conservatory boasts a half-brick, double-glazed construction with a polycarbonate roof, power-connected tiled flooring, all leading out to the charming rear garden.

## Landing

Double door, door to:

## Bedroom 1

13'1" x 11'5"

Bedroom 1 features a rear-facing window with garden views, a radiator, wooden flooring, and a selection of fitted wardrobes.

## Bedroom 2

10'11" x 9'2"

Bedroom 2 is a generously sized double bedroom featuring a rear-facing window with garden views. It includes a radiator and elegant wooden flooring.

## Bedroom 3

10'9" x 6'1"

Bedroom 3 boasts a front-facing window and a radiator, creating a bright and inviting atmosphere for a spacious single bedroom.

## Bathroom

The bathroom features a stylish three-piece suite including a panelled bath with a separate shower, mixer tap, and glass screen. It also boasts low-level WC, tiled splashbacks, two front-facing windows, and tiled flooring.

### Outside

The house boasts a charming south-facing garden with a paved patio extending seamlessly from the house, creating a delightful space for entertaining and unwinding. The main garden features lush lawn, enclosed by timber fencing, with a personal door leading to the single garage.

### Garage & Drive

An attached garage with an up-and-over door, power, and lighting is included. A block-paved driveway offers off-road parking for a couple of vehicles.

### Viewings

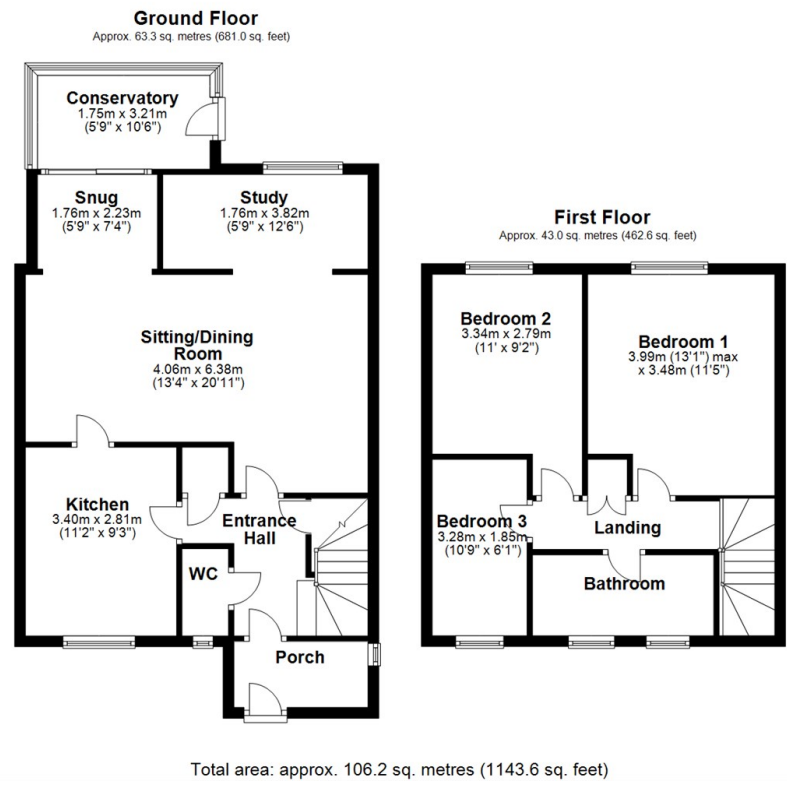
By appointment with the agents.

### 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.







**Viewings**

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

**Council Tax Band B**

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	