



JAMIE WARNER  
— ESTATE AGENTS —



## 48 Beech Grove, Haverhill, Suffolk, CB9 9JA

Guide Price £320,000

- Highly sought-after location
- Stunning kitchen/family room
- Private rear garden
- Spacious four-bedroom house
- Modern en-suite
- Off-road parking
- Stylish and comfortable
- Contemporary bathroom suite
- Convenient utility room

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## 48 Beech Grove, Haverhill CB9 9JA

Located on the highly sought after Beech Grove, this spacious and generously proportioned four-bedroom family house is perfect for those seeking a stylish and comfortable home. With a stunning kitchen/family room, utility room, and a modern en-suite for the main bedroom, along with a contemporary bathroom suite, this property offers both convenience and luxury. Outside, you'll find a private and generous rear garden, as well as a deep front garden that provides off-road parking for multiple vehicles.



Council Tax Band: C



## 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 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, gymnasias, 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.

## Entrance Hall

The hall features an entrance door, radiator, karndean flooring, stairs leading to the first floor, and a door to the WC.

## WC

The WC has a window providing natural light and is equipped with a two-piece suite including a wall-mounted wash hand basin with tiled splashback and a low-level WC. It also features a radiator and karndean flooring.

## Sitting Room

16'4" x 10'0"

A sitting room with a window to the front, a feature fireplace, a radiator, and karndean flooring.

## Kitchen/Dining Room

16'4" x 23'9"

The kitchen and family room feature a coordinated range of base units with granite worktop space. There is also a matching breakfast bar, stainless steel sink unit with a mixer tap, and space for a double fridge/freezer. The room is equipped with a built-in eye level electric fan assisted double oven and a four ring hob with an extractor hood. Other highlights include a radiator, polished porcelain tiled flooring, and french doors leading to the garden.

## Utility Room

6'3" x 13'9"

The utility room features a well-coordinated array of base units with ample worktop space. It includes a stainless steel sink with a single drainer and mixer tap, plumbing for a washing machine and dishwasher, and a radiator. The polished porcelain tiled flooring adds a touch of elegance. The room also has a door leading to the garden.

## Landing

Window to side providing natural light, radiator, door to:

## Bedroom 1

10'0" x 12'7"

Overlooking the garden, this bedroom features a rear-facing window, radiator, and en suite. It also has a convenient storage cupboard.

## En-suite

Featuring a stylish three-piece suite including a vanity washbasin with a mixer tap, a double shower enclosure with a fitted shower over and a glass screen, and a WC. Completing the en suite are a heated towel rail and a window, allowing for ample natural light.

## Bedroom 2

13'10" x 10'2"

Second bedroom: This spacious double bedroom features two skylights that flood the room with natural light. It also includes a built-in double cupboard with a hangrail and storage shelves, as well as a radiator.

## Bedroom 3

12'3" x 10'0"

A lovely double bedroom with a window to the front, a built-in cupboard, and a radiator.

## Bedroom 4

6'10" x 6'0"

Bedroom 4 features a side window and radiator.

## Bathroom

This well-appointed space features a three-piece suite, including a panelled bath with an independent shower over and mixer tap, a wall-mounted wash hand basin with mixer tap and low-level WC. Tiled splashbacks and a heated towel rail add a touch of luxury. Natural light filters in through the window, completing the inviting ambiance.

## Outside

The property features a spacious rear garden with a raised patio area, perfect for relaxation and entertaining. Steps lead down to the main garden, which is beautifully landscaped with lawns and vibrant flower and shrub borders. At the rear of the garden, there is a convenient hardstanding area, housing a garden shed that will remain with the property. Enclosed by timber fencing, the garden is easily accessible via a pathway that runs alongside the house. Additionally, an outside tap is included.

### Driveway & Parking

This property has a generous drive beautifully laid with block paving, set back from the street. Adjacent to the drive is a lovely lawn area, which the current owner cleverly enhanced with turf mesh to provide additional parking options.

### Viewings

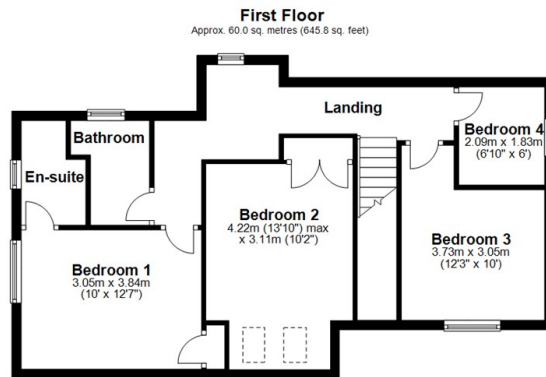
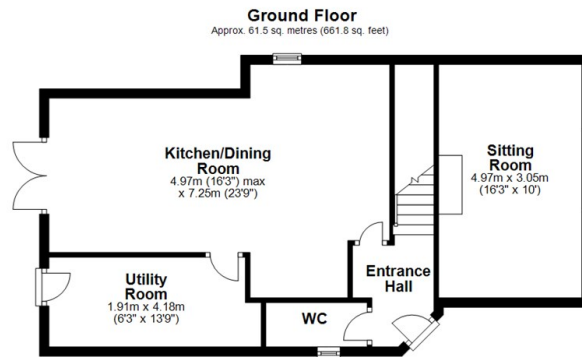
By appointment with the agents.

### Special Notes

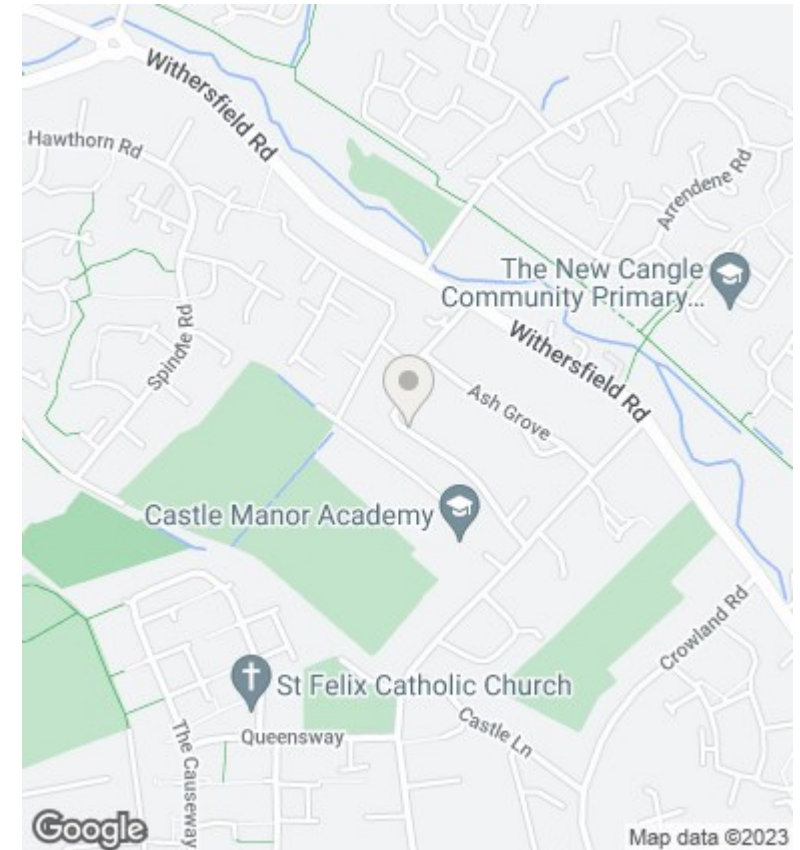
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 121.5 sq. metres (1307.6 sq. feet)



## Viewings

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

## Council Tax Band C