



JAMIE WARNER  
— ESTATE AGENTS —



## 17 Orkney Close, Haverhill, CB9 0LS

£350,000

- Superior green-side position
- Two comfortable bedrooms
- Generous sitting room
- Popular Wisley development
- Spacious kitchen/dining room
- Double glazing
- No onward chain
- Modern shower room
- Gas radiator heating

# 17 Orkney Close, Haverhill CB9 0LS

SPACIOUS BUNGALOW IN SUPERIOR POSITION BACKING ONTO GREEN

Beautifully positioned on the edge of the popular Wilsey development, this generous detached bungalow holds a superior plot backing directly onto an open green — offering excellent privacy and a lovely outlook.

Formerly a three-bedroom home, one of the bedrooms has been incorporated into the layout to create a notably spacious kitchen/dining room, complementing the well-proportioned sitting room that opens onto the garden. There are two comfortable bedrooms served by a modern, well-appointed shower room.

Outside, the property benefits from a generous corner plot with lawned gardens to front and rear, along with a driveway providing off-road parking and access to a single garage with brick-built workshop, both with power and light connected.

A superb opportunity to enjoy single-storey living in a sought-after residential location, with the added appeal of green-side positioning.



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.

### Entrance Hall

A welcoming hall providing access to the main accommodation.

Sitting Room — 5.64m (18'6") x 3.12m (10'3")

A well-proportioned reception space featuring patio doors opening to the garden and a radiator. Ideal for relaxed day-to-day living and entertaining.

Kitchen / Dining Room — 4.29m (14'1") x 2.97m (9'9")

A bright and practical space fitted with matching base and eye-level units with worktops, 1½-bowl ceramic sink with swan-neck mixer tap and drainer, integrated fridge/freezer and plumbing for washing machine. Appliances include an electric fan-assisted oven and built-in gas hob with extractor. With windows to the front and side, wooden flooring, radiator and direct access to the garden.

Bedroom 1 — 4.31m (14'2") max x 3.12m (10'3")

A generous double bedroom with side window and radiator.

Bedroom 2 — 2.97m (9'9") x 2.45m (8')

A comfortable bedroom with side window and radiator.

### Shower Room

Stylishly finished with tiled shower enclosure and power shower, glass screen, vanity basin with mixer tap, low-level WC and heated towel rail. Fully tiled walls, tiled flooring and front-facing window.

### Outside

Occupying a generous corner plot, the bungalow enjoys excellent privacy, with the rear boundary opening onto an attractive green. The rear garden is predominantly laid to lawn and framed by established planting, creating a peaceful and leafy backdrop. A paved terrace sits directly behind the property, offering an ideal spot for alfresco dining and relaxed outdoor living.

A personal door provides access into the single garage, which adjoins a brick-built workshop — both benefiting from power and light, offering superb scope for storage, hobbies or creative use.

To the front, the property enjoys a generous lawned garden, while a driveway provides off-road parking and leads to the garage.

Overall, the gardens offer a lovely balance of open space, maturity and privacy, making this an appealing outdoor setting.

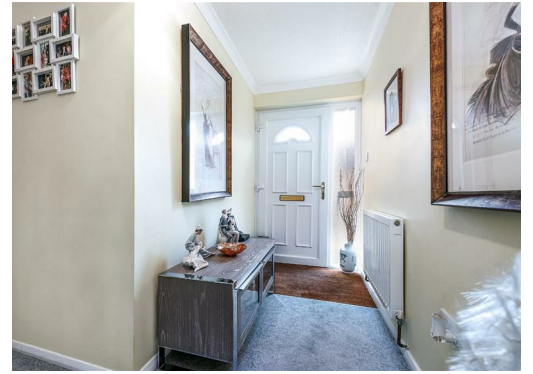
### Viewings

By appointment with the agents.

### Special Notes

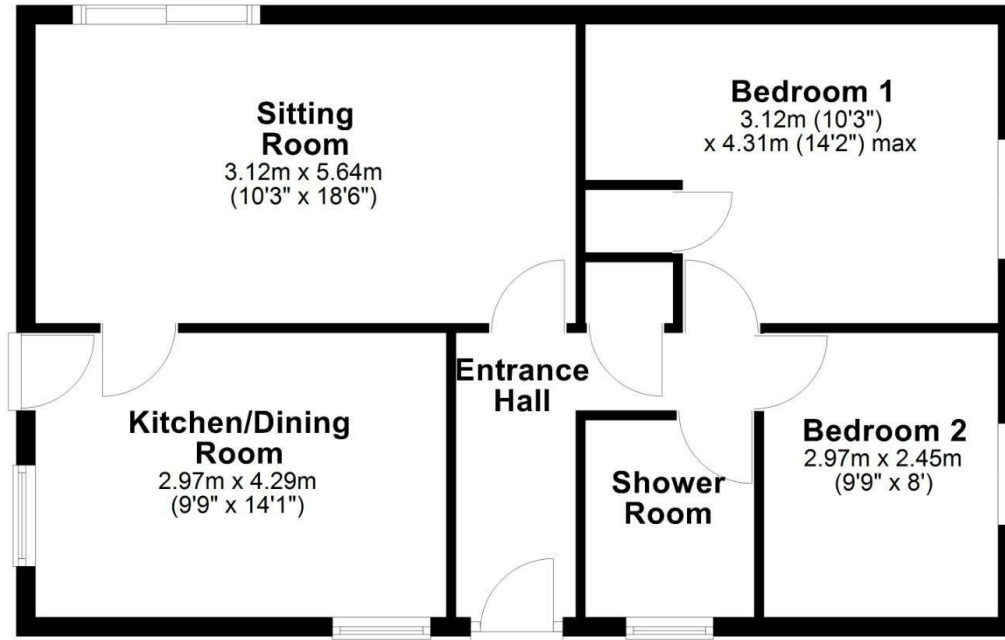
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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



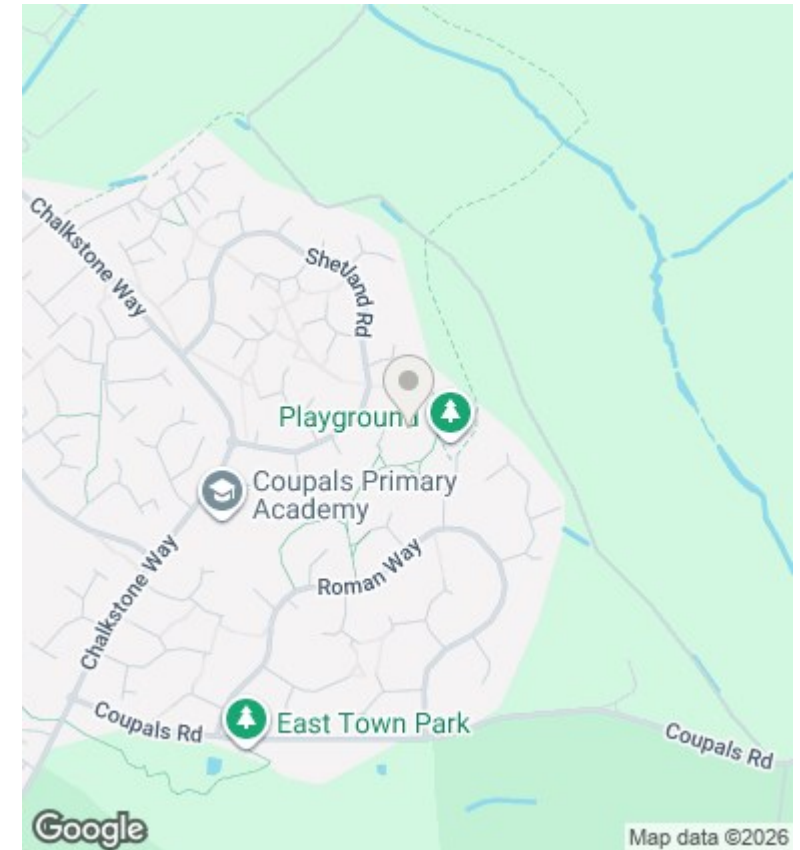


## Ground Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



Total area: approx. 62.3 sq. metres (670.5 sq. feet)



## Viewings

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

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		