



JAMIE WARNER  
— ESTATE AGENTS —



## 17 Redshank Close, Haverhill, CB9 0PB

£310,000

- Converted to spacious two-bedroom
- Modern kitchen and bathroom & en suite
- Stunning garden with oak bar & lounge
- Easily reinstated third bedroom
- Spacious sitting room to relax
- High-spec finish throughout home
- Elegant and stylish décor throughout
- Year-round cosy conservatory retreat
- Garage, driveway, double glazing

## 17 Redshank Close, Haverhill CB9 0PB

Originally a three-bedroom semi-detached home, this property has been thoughtfully converted into a spacious two-bedroom residence by the current owners, with the potential to easily reinstate the third bedroom if desired. Boasting elegant and stylish décor throughout, it features a modern fitted kitchen, a contemporary bathroom, an en suite, and a sleek WC. The spacious sitting room offers plenty of room to relax, while the beautiful conservatory with its warm roof design provides a cosy retreat year-round. Outside, the stunning garden is a true highlight, complete with a charming oak garden bar and lounge, perfect for entertaining. Finished to a high specification throughout, this home offers a superb blend of style, comfort, and practicality.



Council Tax Band: C



## 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

Upon entering through the front door, you are welcomed into a spacious and inviting hall featuring a radiator, elegant Karndean flooring, a staircase leading to the first floor, and a built-in storage cupboard for added convenience.

### WC

The WC features a front-facing window and is fitted with a stylish two-piece suite, including a vanity wash hand basin with a mixer tap and tiled splashback, as well as a low-level WC. Additional features include a radiator and durable Karndean flooring.

### Kitchen

11'11" x 7'7"

The kitchen is equipped with a sleek range of modern white high-gloss base and wall units, complemented by round-edged worktops. It features a ceramic sink with a single drainer, a swan-neck mixer tap, and tiled splashbacks. There is plumbing for both a washing machine and dishwasher, along with ample space for an American style fridge/freezer. Appliances include a fitted eye-level electric fan-assisted double oven and a built-in four-ring ceramic hob with an extractor hood above. A front-facing window fills the space with natural light,

while Karndean flooring adds a stylish touch. At the end of the kitchen, double doors open to reveal a spacious pantry, offering generous storage.

### Pantry

2'0" x 7'7"

### Sitting Room

11'0" x 14'5"

This beautifully decorated sitting room provides a charming and comfortable space to unwind. Featuring a rear-facing window, a radiator, and elegant Karndean flooring, it seamlessly connects to the conservatory through patio doors, enhancing both functionality and style.

### Conservatory

The conservatory is a wonderful extension of the downstairs living space, offering the perfect setting to dine, entertain, or unwind while enjoying views of the garden. It features two rear-facing windows, tiled flooring, and double doors that open directly to the garden, seamlessly blending indoor and outdoor living. Two electric panel heaters provide comfort, while a convenient personal door offers easy access to the garage.

### Landing

Built-in cupboard housing the hot water cylinder, loft access.

### Bedroom 1

11'7" x 14'8"

The main bedroom is a beautifully spacious area, thoughtfully expanded by merging it with bedroom 3 through the removal of the dividing wall. This transformation has created a stunning primary suite, featuring two rear-facing windows that overlook the garden and fill the room with abundant natural light. The space is further enhanced by wooden flooring, two radiators, and the added convenience of an en suite shower room.

### En-suite

A newly installed three-piece suite featuring a stylish vanity wash hand basin, a spacious tiled double shower enclosure with a built-in power shower and glass screen, and a low-level WC. Complemented by elegant tiled splashbacks for a polished finish.

### Bedroom 2

10'0" x 8'2"

A double bedroom featuring a front-facing window and a radiator.

### Bathroom

A modern, updated bathroom suite featuring a three-piece design, including a panelled bath with a mixer tap and shower attachment overhead, a vanity wash hand basin with a mixer tap and tiled splashbacks, and a low-level WC. The space is enhanced by a front-facing window, a radiator, and stylish Karndean flooring.

### Outside

The rear garden has been thoughtfully transformed by the current owners into a stunning, low-maintenance outdoor space that can be enjoyed year-round. Stepping out from the house, you are greeted by a composite deck, perfect for lounging and soaking up the sun. This leads down to a paved area, which in turn opens up to an impressive garden room and bar.

The L-shaped garden room has been beautifully crafted from rustic oak, designed with both style and functionality in mind. Equipped with power and lighting, it's ideal for setting up fridges and other essentials. The lounge area boasts anthracite grey bifolding doors, seamlessly connecting the indoor and outdoor spaces for effortless flow.

This garden is a haven for those who love to entertain or simply unwind in a tranquil, stylish setting.

### Garage & Drive

A single attached garage features an up-and-over door, additional storage in the eaves, and direct access to both the conservatory and a timber shed. A tarmac driveway leads to the garage, offering convenient off-road parking for a couple of vehicles.

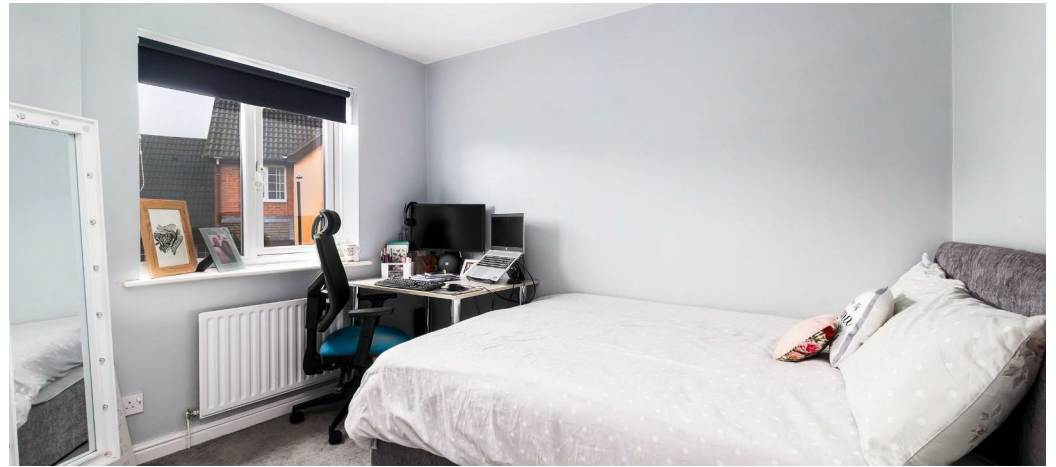
### Viewings

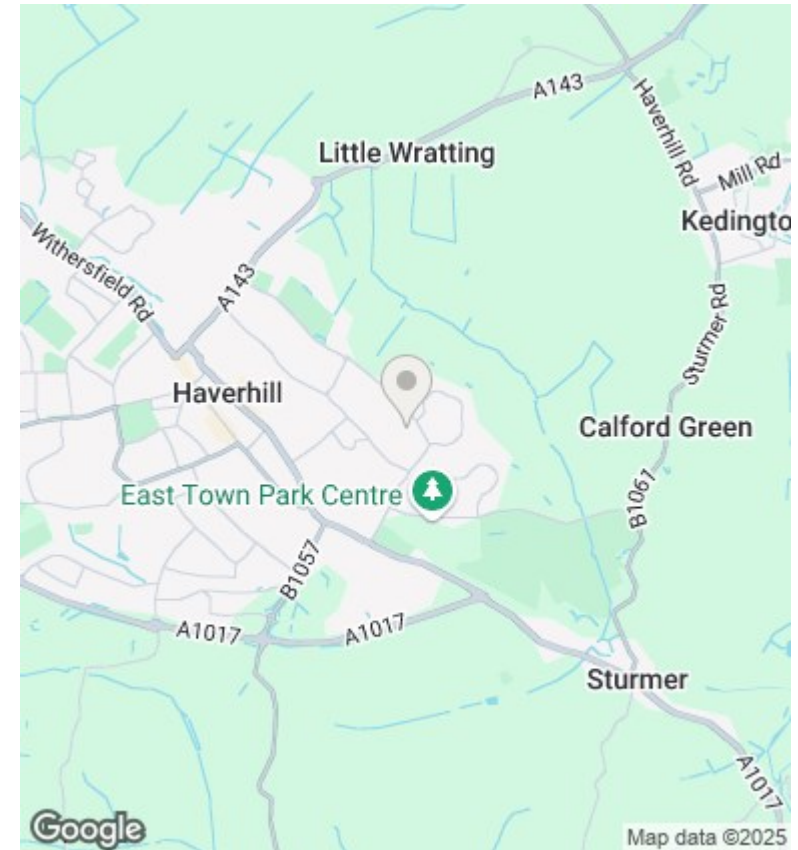
By appointment with the agents.

### 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.







## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	