



JAMIE WARNER  
— ESTATE AGENTS —



## 4 Blenheim Close, Haverhill, CB9 0AD

Guide Price £510,000

- Four Double Bedrooms
- Kitchen/Breakfast Room
- Single Garage & Ample Off-Road Parking
- Dressing Room
- Family Bathroom & Downstairs WC
- Approximately 0.16 Acre Plot
- Two Generous Reception Rooms
- Generous South-Facing Garden
- High Desirable and Rare Opportunity

## 4 Blenheim Close, Haverhill CB9 0AD

Seize the opportunity to acquire a roomy four-bedroom detached family home in the esteemed Churchill development. This property offers an excellent chance for modernisation and expansion, as neighbouring properties have already added substantial two-storey extensions. The house boasts a generous 1865 sq ft accomodation, while the overall plot spans approximately 0.16 acres, promising significant potential.



Council Tax Band: E



## 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

The entrance hall features a radiator, stairs leading to the first floor, doors to the WC, dining area, and kitchen.

## WC

Furnished with a two-piece suite including a wall-mounted washbasin and a low-level WC, with tiled splashbacks. Window facing the front.

## Dining Area

8'10" x 8'6"

The dining area seamlessly flows into the sitting room, featuring a radiator and patio doors opening to the rear garden.

## Sitting Room

21'4" x 13'7"

A generously proportioned room with a front window and a rear window, offering views of the garden. The room features an open fireplace and is equipped with two radiators.

## Kitchen/Breakfast Room

14'0" x 11'11"

Equipped with coordinated base and eye-level units featuring rounded worktops, a 1+1/2 bowl stainless steel sink with a single drainer, plumbing for a washing machine, space for fridge, freezer, and tumble dryer, a rear-facing window offering garden views, tiled flooring, and a built-in storage cupboard containing a floor-mounted gas boiler.

## Lobby

Door granting access to the rear garden and door leading to the dining room/office.

## Dining Room / Office

15'3" x 7'11"

Window to the front and side, bathing the room in abundant natural light, with a radiator for warmth.

## Galleried Landing

A spacious area with a floor-to-ceiling window at the front, creating a bright and airy atmosphere. The landing offers access to all first-floor rooms.

## Bedroom

12'0" x 12'5"

This spacious double bedroom features a window overlooking the garden at the rear, along with a radiator for added comfort.

## Bedroom

9'7" x 14'0"

Another generous double bedroom with a window at the front, allowing natural light to fill the space, complemented by a radiator.

## Bedroom

8'7" x 11'1"

This bedroom features a window at the rear with a view of the garden. Another spacious bedroom, it is equipped with a radiator for added comfort.

## Bedroom

12'5" x 12'8"

The primary bedroom features a side window, a front window, a radiator, and access to a dressing room.

## Dressing Room

7'0" x 7'11"

Dormer window to front.

### Bathroom

Equipped with a four-piece suite including a panelled bath with a telephone-style mixer tap, pedestal wash hand basin, tiled shower enclosure with a fitted shower, and a low-level WC. Full-height tiling on all walls, a window to the rear, and a radiator complete the bathroom space.

### Outside

The property boasts a spacious plot, spanning approximately 138ft from the front to the rear boundary. The rear garden faces south-east, ensuring ample sunshine. A paved patio connects directly to the house, offering access to the garage and a gated entrance on the side. The main garden area features lush lawns and a variety of beautiful flower and shrub arrangements. Additional hardstanding is located at the top of the garden.

### Garage & Parking

A single garage with an Up and Over door, equipped with power and lighting, and featuring a door that leads to the rear garden. The property boasts a spacious driveway at the front, offering plentiful parking space for multiple vehicles.

### Viewings

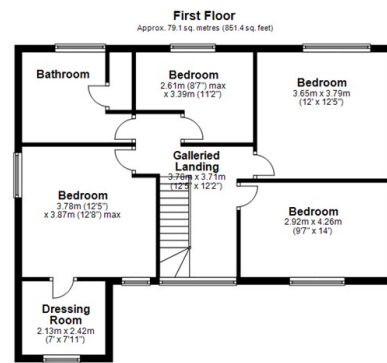
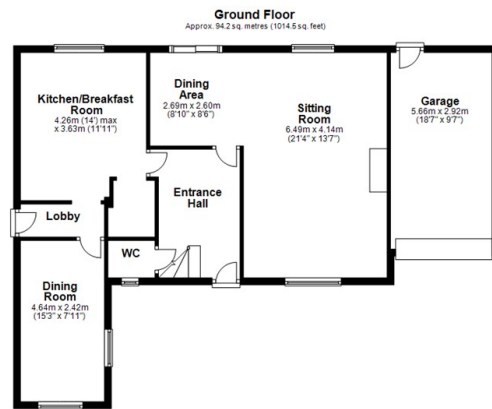
By appointment with the agents.

### Special Notes

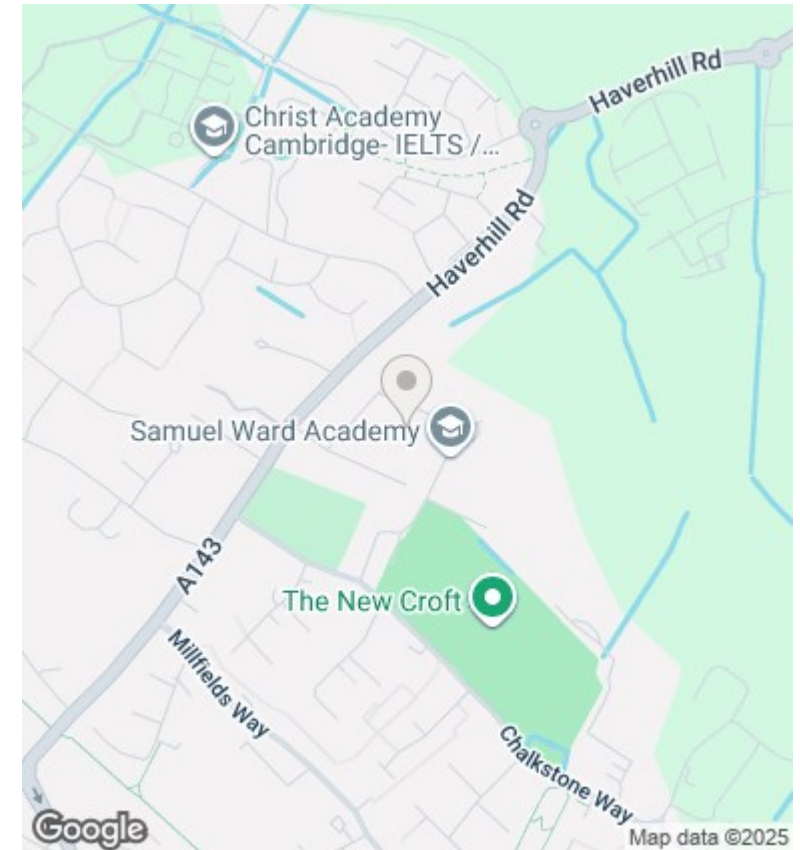
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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







Total area: approx. 173.3 sq. metres (1865.9 sq. feet)



## Viewings

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

## Council Tax Band E