JAMIE WARNER
ESTATE AGENTS

59 Mallow Walk, Haverhill, CB9 7YG

Guide Price £230,000

- Three Bedrooms
- Convenient Downstairs WC
- Double Glazing & Gas Central Heating
- Spacious Sitting Room
- Attractive Bathroom Suite
- Landscaped Rear Garden
- Stunning Kitchen/Breakfast Room
- Elegantly Decorated Throughout
- Overlooking A Pleasant Green

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Discover your dream home in this beautifully decorated three-bedroom property located in the sought-after Chimswell development on the Cambridge side of town. With a spacious sitting room, stunning kitchen/breakfast room, and an attractive bathroom suite, this home offers the perfect blend of comfort and style. Enjoy the convenience of a downstairs WC, double glazing, and gas central heating, all while relaxing in your landscaped rear garden or on the pleasant green at the front—ideal for families! Don't miss out on this incredible opportunity!

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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.

Entrance Hall

A welcoming entrance featuring wooden flooring, a staircase leading to the first floor, an entrance door, and a custom-built under stairs storage unit.

WC

Equipped with a two-piece suite including a vanity wash hand basin with a mixer tap, tiled splashbacks, and a low-level WC, all set on wooden flooring. The space features a storage cupboard, a wall-mounted concealed combination boiler that serves the heating system and provides domestic hot water.

Kitchen/Breakfast Room

13'0" x 8'10"

Elegantly designed, the spacious kitchen/breakfast room features a coordinated set of base and eye-level units. It offers ample worktop space, a ceramic sink with a single drainer and a swan neck mixer tap. The room also includes an integrated dishwasher, plumbing for a washing machine, room for a fridge/freezer, an electric fan-assisted double oven, a built-in ceramic hob with an extractor hood, a microwave, a front-facing window, a radiator, and wooden flooring.

Sitting Room

10'1" x 17'9"

The generously lit sitting room is bathed in natural light from two rear windows and a glazed door opening to the garden. It features a radiator, wooden flooring, and a striking fireplace that serves as a captivating focal point.

Landing

Wooden flooring, a door leading to a storage cupboard, and access to all first-floor rooms.

Bedroom 1

12'5" x 8'8"

The primary bedroom exudes a serene ambience, bathed in natural light from the rear window offering a view of the garden. The room showcases graceful half panelling, a radiator, wooden flooring, and built-in twin double wardrobes.

Bedroom 2

8'6" x 8'8"

Bedroom 2 boasts a shaker-style feature wall that adds an elegant touch to the room. The front-facing window allows natural light to illuminate the space, complemented by a radiator for warmth and wooden flooring that enhances the room's appeal.

Bedroom 3

7'4" x 8'9"

Bedroom 3 features a rear-facing window offering a picturesque view of the garden, complemented by wooden flooring and a convenient built-in cupboard.

Bathroom

The bathroom is equipped with an appealing three-piece suite featuring a stylish bow-fronted panel with a shower over it, a mixer tap, and a glass screen. It also includes a vanity washbasin with a mixer tap and tiled splashbacks, along with a low-level WC. Two windows at the front allow ample natural light into the space, complemented by tiled flooring.

Outside

The rear garden has been beautifully landscaped, offering a delightful, low-maintenance space for relaxation. Two raised timber decking areas provide spots for unwinding and entertaining: one directly connected to the house, and the other positioned at the top of the garden, accessible via a paved pathway. An artificial lawn area, bordered by white shingle, adds to the charm. At the end of the garden, there's a convenient timber garden room with power, light, and a side window for natural light. Additionally, a brick shed with power supply is available.

In the front garden, a well-kept lawn is enclosed by an attractive picket-style fence, with a pathway leading to the entrance door. An outdoor tap is also conveniently located.

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.

LIFE
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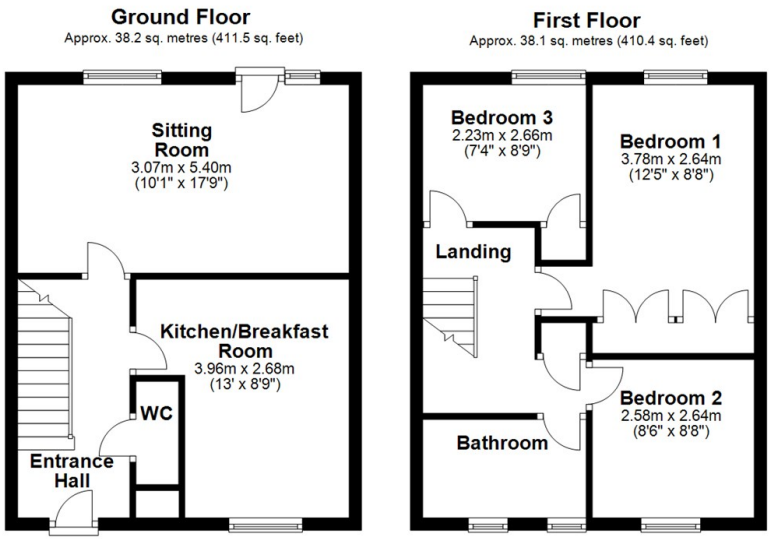
COFFEE
HELPS



Total area: approx. 76.4 sq. metres (821.9 sq. feet)

Viewings

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

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