



JAMIE WARNER
— ESTATE AGENTS —



20 Fryth Close, Haverhill, CB9 0ED

Guide Price £280,000

- Perfect Boyton Hall home
- Lovely conservatory space
- Single garage, ample parking
- Charming two-bedroom bungalow
- Spacious sitting room
- Double Glazing & Gas Central Heating
- Generous secluded garden
- Well-appointed kitchen
- No onward chain

20 Fryth Close, Haverhill CB9 0ED

Discover the perfect home on the sought-after Boyton Hall Development! This charming two-bedroom semi-detached bungalow offers privacy, tucked away with only four other properties. Enjoy a generous and secluded rear garden, perfect for relaxation or entertaining.

Step inside to a spacious sitting room and bask in natural light in the lovely conservatory. The kitchen is well-appointed, and the shower room adds convenience. Benefit from a single garage and ample parking. With no onward chain, this property is ready for you to make it your own.



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

An inviting entrance featuring wooden flooring, entrance door, built-in cupboard, and access to all rooms.

Kitchen

9'11" x 10'7"

The kitchen comes with a set of matching base and eye level units, rounded worktops, a stainless steel sink with a single drainer and mixer tap, connections for a washing machine and dishwasher, room for a fridge/freezer, and a cooker with a pull-out extractor hood. There's a window to the front and a radiator.

Sitting Room

11'10" x 15'1"

This sitting room offers a generous space, featuring an electric fireplace set in a stone surround, a radiator, and double doors leading to the conservatory.

Conservatory

9'0" x 14'5"

A cozy space where you can relax and take in garden views. Constructed with half brick and uPVC double glazing, featuring a double glazed polycarbonate roof, and equipped with power and lights. French doors lead out to the garden.

Bedroom 1

9'9" x 12'9"

The primary bedroom features a window at the rear, offering a view of the garden and includes a radiator.

Bedroom 2

12'0" x 8'0"

Front-facing window floods the room with natural light, complemented by a radiator.

Shower Room

Equipped with a three-piece suite featuring a double shower area with an electric shower and glass screen, a vanity wash hand basin with a mixer tap, a low-level WC, and a heated towel rail. Complete with full-height ceramic tiling on all walls and a window to the front.

Outside

The residence features a spacious plot with a generous front lawn and a private, expansive garden at the back. Stepping out from the conservatory, you encounter a paved patio that extends along the garden's edge. A pathway leads away to a door giving to the garage, garden sheds area, and a gated entry. In the center, a well-maintained lawn is surrounded by a delightful array of flowers and shrubs.

Garage & Parking

A single garage with an electric door, power, and lighting connected, along with eaves storage and a door leading to the garden. A driveway provides parking for approximately three vehicles. The front lawn could be used for additional parking if required.

Viewings

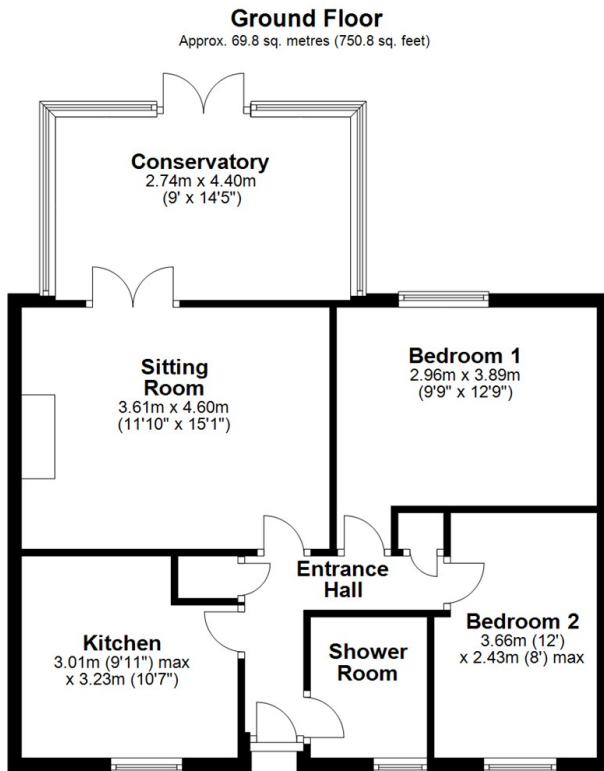
By appointment with the agents.

Special Notes

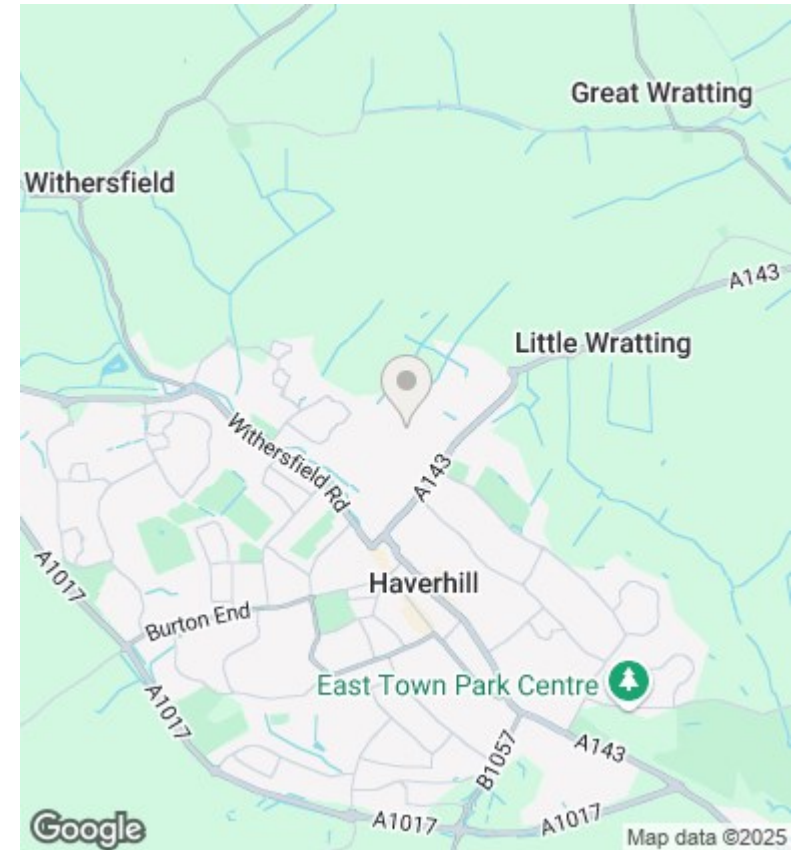
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 69.8 sq. metres (750.8 sq. feet)



Viewings

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

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A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	