



JAMIE WARNER  
— ESTATE AGENTS —



## 50 Horsham Close, Haverhill, CB9 7HN

£260,000

- STYLISHLY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- CONTEMPORARY SHOWER ROOM
- TWO BEDROOM END-TERRACE HOME
- SOUTH-FACING REAR GARDEN
- POPULAR HANCHET VILLAGE DEVELOPMENT
- STUNNING OPEN PLAN LIVING AREA
- GARAGE AND DRIVEWAY
- LOCATED ON THE CAMBRIDGE SIDE OF TOWN

# 50 Horsham Close, Haverhill CB9 7HN

## STYLISHLY PRESENTED TWO BEDROOM END-TERRACE HOME

Located on the sought-after Hanchet Village development on the Cambridge side of town, this beautifully presented two bedroom end-of-terrace property offers a bright and contemporary layout ideal for modern living. The highlight is a stunning open plan living space with a modern kitchen, dedicated sitting and dining areas, and direct access to a south-facing rear garden. Additional features include a sleek shower room, private driveway, and garage — all set within a popular residential area close to local amenities.



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.

## Accommodation

### Ground Floor

#### PORCH

Welcoming entrance porch with window to the side, radiator, and Karndean flooring. Entrance door to the front.

#### OPEN PLAN LIVING AREA

6.10m (20') x 4.46m (14'8")

A bright and versatile open-plan space featuring a bay window to the front and an additional window to the rear. The layout provides a defined sitting area positioned by the bay window, perfect for relaxing or entertaining, and a dining space set beside the patio doors, ideal for everyday meals or hosting guests. Finished with stylish Karndean flooring and two radiators for comfort. The kitchen area is fitted with a matching range of base and eye-level units with worktop space over, incorporating a stainless steel sink unit with single drainer and mixer tap. Integrated appliances include a dishwasher, electric fan-assisted oven, and a four-ring gas hob with extractor hood above. There is also plumbing for a washing machine. Stairs rise to the first floor, and patio doors open onto the rear garden.

#### First Floor

##### BEDROOM ONE

4.46m (14'8") x 2.95m (9'8")

A generous double bedroom with window to the front aspect and a radiator.

##### BEDROOM TWO

3.04m (10') max x 2.02m (6'7")

A single bedroom with window to the rear aspect, overlooking the garden. Ideal as a guest room, nursery, or study.

##### SHOWER ROOM

Contemporary shower room fitted with a tiled double shower enclosure with power shower and glass screen, vanity wash hand basin with mixer tap, and low-level WC. Finished with full-height tiling to all walls, a heated towel rail,

Karndean flooring, and window to the rear.

## OUTSIDE

The rear garden is fully enclosed and offers a good degree of privacy, laid mainly to lawn with well-stocked borders and mature planting including established lavender. A paved patio area provides space for outdoor dining and entertaining, alongside a built-in brick barbecue station. A gated access leads to the rear of the property where there is a garage and private driveway providing off-road parking. The front garden features a lawned area with pathway access and a raised border, while the side garden offers further potential for planting or landscaping.

## Viewings

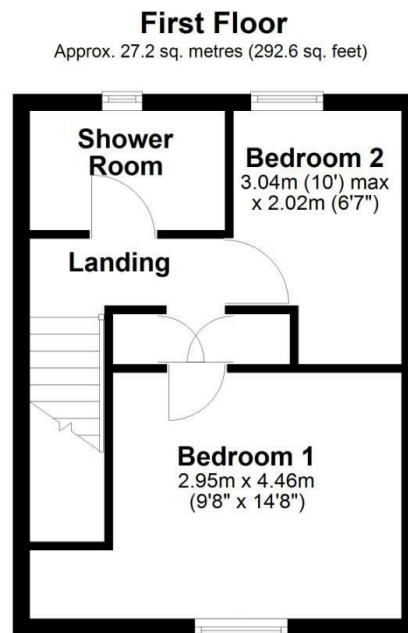
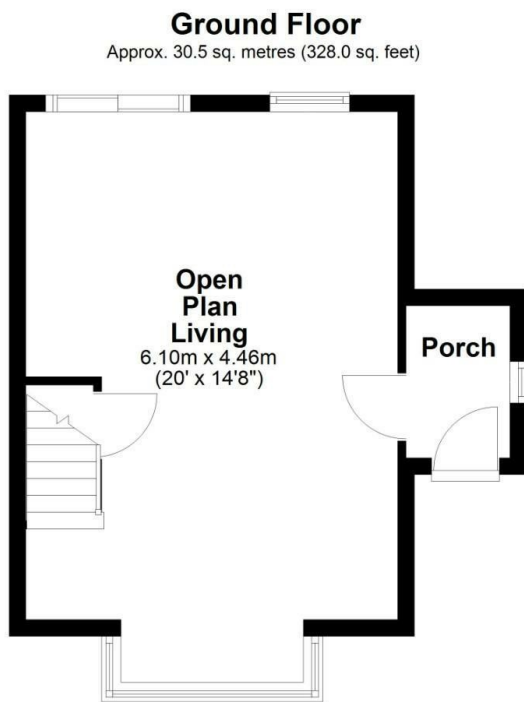
By appointment with the agents.

## 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. 57.7 sq. metres (620.6 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	