



JAMIE WARNER  
— ESTATE AGENTS —



## 38 Shipp Close, Little Wratting, Haverhill, CB9 7LN

Guide Price £330,000

- Three Double Bedrooms
- Convenient Utility Room
- Fitted with the Highest Specification Options From Developers
- En Suite To Main Bedroom
- Elegant Sitting Room
- Landscaped Rear Garden
- Stunning Kitchen/Dining Room
- Family Bathroom & Downstairs WC
- Driveway Providing Off-Road Parking

## 38 Shipp Close, Haverhill CB9 7LN

This beautifully upgraded semi-detached house exudes style and spaciousness. Boasting three double bedrooms, it offers a stunning home with a range of desirable features. The property showcases a gorgeous kitchen/dining room, complemented by a convenient utility room. Enjoy the luxury of an en suite in the main bedroom, an elegant family bathroom, a downstairs WC, and a landscaped rear garden. Ample parking space is provided with a driveway. Ideally positioned on the outskirts of this new development, the property offers delightful front views.



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

Step into this inviting Entrance Hall, boasting a radiator, polished porcelain tiled flooring, stairs to the first floor, and a handy built-in storage cupboard.

## WC

Features a stylish two-piece suite - including a wall-mounted washbasin with a mixer tap, tiled splashbacks, and a low-level WC. Complete with a radiator and tiled flooring for a sleek finish.

## Sitting Room

12'2" x 12'10"

Step into this exquisite room with a front-facing window offering delightful views. You'll find a radiator, polished porcelain tiled flooring, and elegant Georgian-style panelling enhancing the charm of the space.

## Kitchen/Dining Room

9'5" x 18'1"

Explore the stunning kitchen/dining room, meticulously upgraded to the developer's highest specification. It features a stylish range of base and eye-level units with sleek round-edged worktops, a matching breakfast bar, and a 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap. Plumbing for a dishwasher, space for a fridge/freezer, a fitted electric fan-assisted oven, and a built-in four-ring gas hob with pull-out extractor hood are included. The room offers a lovely rear garden view from the window and elegant French double doors. Completing the space are a radiator, polished porcelain tiled flooring, and access to the utility room.

## Utility Room

5'4" x 5'8"

A convenient utility room featuring fitted base and eye-level units with rounded worktops. It includes plumbing for a washing machine, space for a tumble dryer, a radiator, polished porcelain tiled flooring, a wall-mounted combination boiler serving the heating system and domestic hot water, as well as a door leading to the pantry.

## Landing

Loft access, built-in storage cupboard, access to all first floor rooms.

## Bedroom 1

10'4" x 12'10"

Offering ample space for bedroom furnishings, the main bedroom is a generously sized double room. Enjoy pleasant views through the front window, while staying comfortable with the radiator. Step into the en suite through the adjoining door.

## En-suite

This elegant ensuite features a three-piece suite, including a pedestal wash hand basin with a mixer tap, a tiled shower enclosure with a fitted shower and glass screen, and a low-level WC. Complete with a radiator for added comfort.

## Bedroom 2

9'6" x 9'3"

A spacious double bedroom with a lovely garden view. This room boasts a charming window and a cosy radiator.

## Bedroom 3

9'6" x 8'6"

Another charming double bedroom featuring a window that offers a delightful view of the rear garden, along with a radiator for added comfort.

### Family Bathroom

This inviting space features a three-piece suite, including a panelled bath with a mixer tap, a pedestal wash hand basin also with a mixer tap, and a low-level WC. Adorned with tiled splashbacks, this room boasts a window to the side and a radiator for added comfort.

### Outside

Enjoying a generous rear garden beautifully landscaped by the current owners, this property offers a delightful outdoor space. Step outside the house onto a spacious patio that extends along the side boundary to the rear, creating a perfect setting for entertainment and relaxation. The remaining garden features a well-maintained lawn adorned with charming flower and shrub display borders. Enclosed with timber fencing, the garden also includes a gated access leading to the driveway for added convenience.

### Driveway & Parking

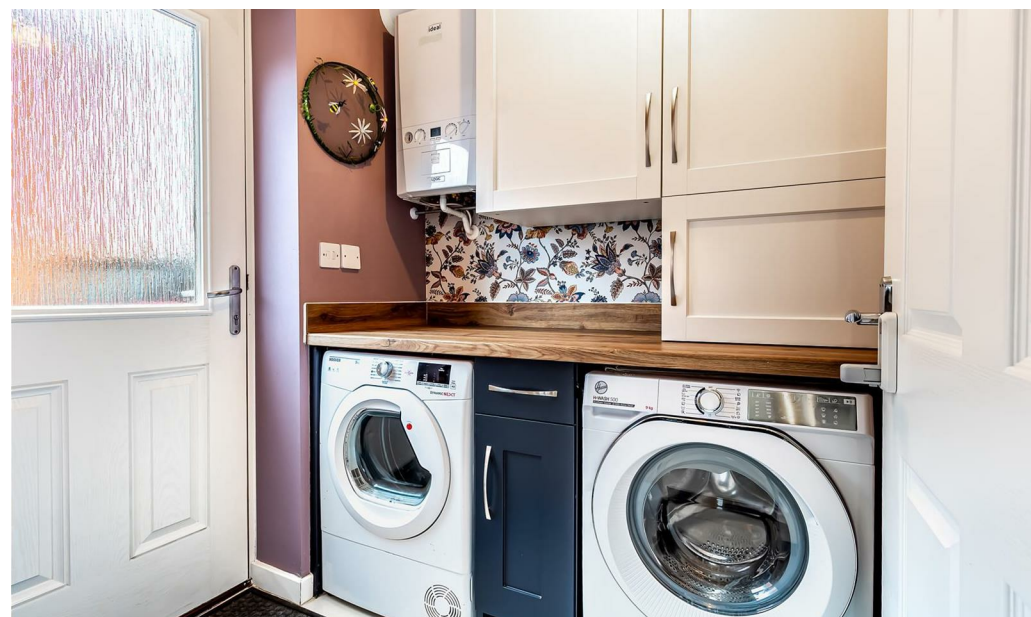
A block-paved driveway runs alongside the house, offering convenient off-road parking for two vehicles.

### Viewings

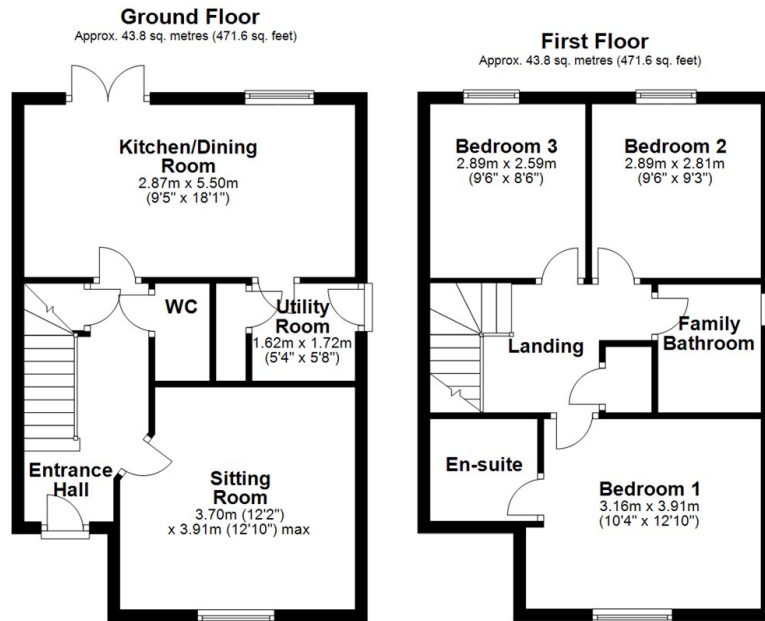
By appointment with the agents.

### Special Notes

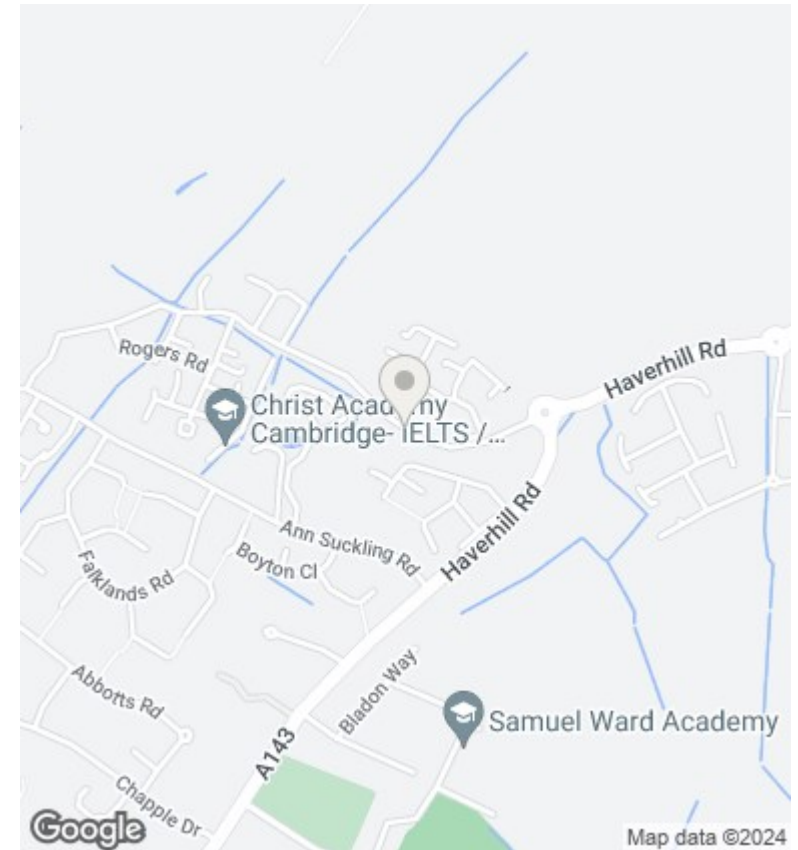
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 87.6 sq. metres (943.1 sq. feet)



### Viewings

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

### Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		