



JAMIE WARNER  
— ESTATE AGENTS —



## 9 Claudian Close, Haverhill, CB9 0NL

Guide Price £430,000

- Four Bedrooms
- Utility Room
- Generous Garden
- En Suite To Bedroom 1
- Self Contained Annexe
- Lovely Views Over an Open Green
- Beautiful Open Plan Kitchen/Dining Room
- Conservatory
- Must Be Viewed

## 9 Claudian Close, Haverhill CB9 0NL

A charming four-bedroom detached house in the esteemed Roman Way development, offering a perfect family abode. Boasting a prime location at the end of a tranquil cul-de-sac, with a scenic open green space behind and a self-contained annexe. Features include a stunning kitchen/dining area, practical utility room, spacious living room, delightful conservatory, en suite, and a large private rear garden. Ideal for families seeking a blend of comfort and style.



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

Upon stepping through the entrance door into this charming hall, you'll encounter a front-facing window, a radiator, stairs ascending to the first floor, and exquisite Travertine tiled flooring. This inviting entrance establishes the ambience for a sophisticated and cosy living area, with glazed double doors opening to a striking open-plan kitchen dining room.

### WC

Front-facing window, featuring a stylish two-piece suite including a pedestal washbasin with mixer tap and a low-level WC. Adorned with tiled splashbacks, a radiator, and tiled flooring, adding charm to the space.

### Dining Area

10'4" x 9'10"

Overlooking the rear garden, this charming space features a radiator, Travertine tiled flooring, and double doors leading from the entrance hall. The room seamlessly flows into the open-plan kitchen, creating a welcoming kitchen/dining area.

### Kitchen

13'8" x 8'0"

Boasting a stylish range of base and eye-level units with oak worktops, a matching breakfast bar, and a sleek 1+1/2 bowl stainless steel sink with a mixer tap. This kitchen features integrated appliances, space for a range cooker with an extractor hood, and elegant Travertine tiled flooring. Enjoy garden views from the window, with easy access through the door to the well-maintained garden. Additional convenience is found with a door leading to the utility room. Ideal for modern living.

### Utility Room

5'7" x 4'9"

Equipped with a coordinated array of base and overhead units, oak work surfaces, a sleek stainless steel sink with mixer tap, plumbing for a washing machine, side window, Travertine tiled flooring, and a wall-mounted gas boiler for heating and hot water.

### Sitting Room

19'7" x 11'5"

A stunning double-aspect room featuring a beautiful bay window at the front and French doors leading to the conservatory. This charming space boasts two radiators, elegant wooden flooring, and abundant natural light. Perfect for cozy gatherings or relaxing evenings.

### Conservatory

8'4" x 11'10"

Constructed with half brick and uPVC double glazing, featuring Victorian-style polycarbonate roofing and power connections. Enjoy the elegance of Travertine tiled flooring, French doors opening to the rear garden, and a convenient entrance to the annexe.

### Annexe Sitting Room

16'1" x 8'0"

A bright double-aspect room with windows to front and rear, flooding the space with natural light. Features include a well-equipped kitchenette with wall and base level units, rounded worktops, and a sleek stainless steel sink. Ample space for a cooker and fridge. The room offers convenient access to both the bedroom and a modern shower room.

### Annexe Bedroom

11'2" x 7'1"

Spacious double bedroom with a bright front-facing window, providing ample natural light. Includes a cozy radiator for added comfort.

### Annexe Shower Room

Featuring a stylish three-piece suite with a tiled shower enclosure, electric shower, and glass screen. Complete with a sleek vanity wash unit, mixer tap, tiled splashbacks, and a low-level WC.

### Landing

Window to front, Storage cupboard, loft access, access to all first floor rooms.

### Bedroom 1

12'10" x 9'5"

The spacious main bedroom offers ample space for all bedroom furniture. Featuring a window overlooking the serene rear garden and open greenspace, complete with a radiator and en suite.

### En-suite

Featuring a stylish three-piece suite including a vanity wash hand basin with a sleek mixer tap, a tiled shower enclosure with a fitted power shower and glass screen, and a low-level WC. Complete with full-height tiling on all walls, a modern heated towel rail, a window to the side, and elegant tiled flooring.

### Bedroom 2

9'8" x 11'5"

A spacious double bedroom with a lovely view of the rear garden and green space, complete with a cozy radiator.

### Bedroom 3

9'7" x 11'0"

Similar to bedroom 2, the 3rd bedroom is another spacious double bedroom featuring a front-facing window that floods the room with natural light, complemented by a radiator.

### Bedroom 4

6'10" x 8'7"

Bedroom 4 offers a delightful view of the garden and lush green space, complete with a radiator.

### Family Bathroom

Elegantly designed family bathroom featuring a three-piece suite with a panelled bath, hand shower attachment, and mixer tap. The vanity wash hand basin with mixer tap, low-level WC, and tasteful half-height tiling add a touch of sophistication. Complete with a heated towel rail, window providing natural light, and stylish tiled flooring.

### Outside

This impressive property boasts a spacious rear garden, ideal for a growing family and hosting gatherings. A large, inviting patio area at the garden's top offers a perfect spot for relaxation and entertaining. The expansive lawn area is enclosed by a tall brick wall, ensuring privacy and security. Additionally, a sizable patio on the side of the house grants easy access to the front through a gate. Situated at the end of a tranquil cul-de-sac and overlooking an open green space, this home provides a secluded garden retreat with charming views.

### Drive & Parking

The property has a tarmac drive providing off-road parking.

### Agents Note

The seller of this property is a Jamie Warner Estate Agents employee.

### Viewings

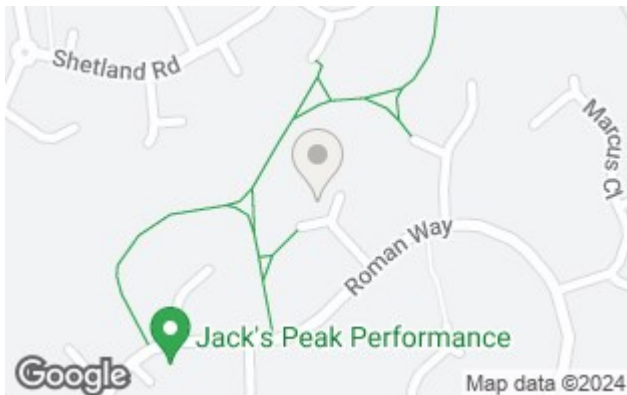
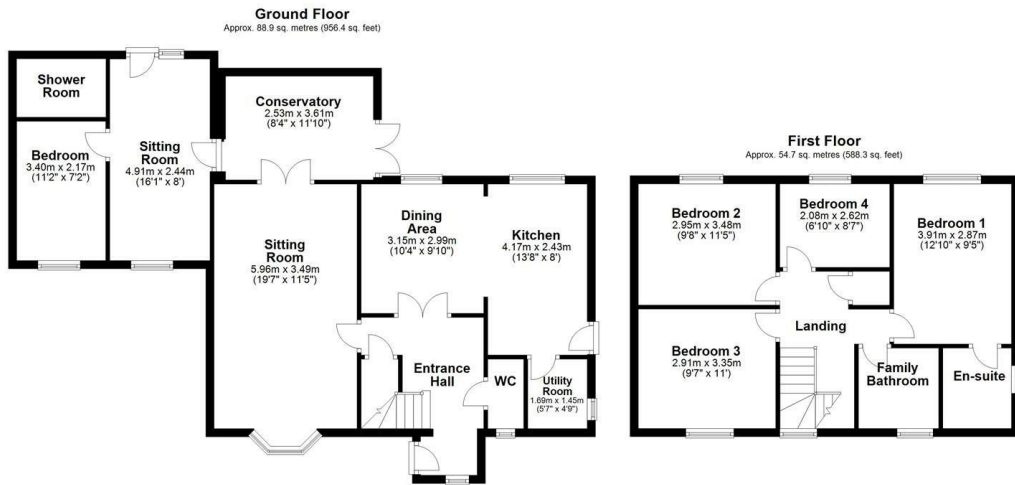
By appointment with the agents.

### 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.







### Viewings

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

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