



JAMIE WARNER  
— ESTATE AGENTS —



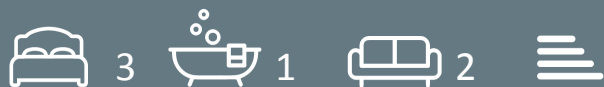
## 6 Edmund Close, Haverhill, CB9 9LN

Guide Price £340,000

- Three Generous Bedrooms
- Dining Room Overlooking The Garden
- Garage & Driveway
- Kitchen/Breakfast Room
- Downstairs Shower Room
- No Onward Chain
- Sitting With Open Fireplace
- Generous South-Facing Garden
- Tucked Away Location

## 6 Edmund Close, Haverhill CB9 9LN

Offering a fantastic chance to create your dream home, this generously-sized three bedroom detached family residence is conveniently situated in a sought-after town centre location. Nestled away, the property presents a rare opportunity for modernization. Boasting a spacious and sun-drenched south-facing garden, single garage, and ample parking, this home is a perfect find. Don't miss out on the chance to live in this highly-desirable property, being sold with no onward chain.



Council Tax Band: D



## Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

### Entrance Hall

The entrance hall features a window to the front, a radiator, and stairs leading to the first floor. Additionally, there is a storage cupboard.

### Sitting Room

14'5" x 13'0"

The sitting room is an inviting space with a front-facing window, an open fireplace featuring a tiled surround, and two radiators. It seamlessly flows into the dining room.

### Dining Room

9'7" x 13'0"

The dining room is equipped with a radiator and features a patio door that opens to the beautiful rear garden. There is a door leading to the kitchen, as well as another door that leads to a rear hall.

### Rear Hall

Door to rear garden, door to garage. door to:

### Shower Room

Fitted with a three piece suite comprising a tiled shower enclosure with electric shower over, pedestal wash basin, tiled splashbacks, windows to side and rear.

### Kitchen/Breakfast Room

13'5" x 9'8"

The kitchen/breakfast room is equipped with an array of matching base and eye-level units, complete with rounded worktops. It features a stainless steel sink unit with a single drainer and mixer tap, as well as a convenient breakfast bar. The room offers plumbing for a washing machine and ample space for a fridge/freezer. Additionally, there is a fitted eye-level double oven and a built-in four-ring gas hob with an extractor hood. Natural light fills the space through a window at the rear and a door provides access to a rear garden. There is also a built in pantry with a window to the side.

### Landing

Window to side, Loft access to all first floor rooms, radiator.

### Bedroom 1

14'11" x 10'4"

In the first bedroom, there are windows on the side and front, along with a range of wardrobes, built-in cupboard and a radiator.

### Bedroom 2

9'1" x 11'3"

Bedroom 2 is a lovely double bedroom with a window at the rear, offering a delightful view of the garden. It also features a radiator.

### Bedroom 3

8'0" x 9'3"

The generous single bedroom features a window to the front, along with a radiator and a storage cupboard for convenience.

### Bathroom

The bathroom is equipped with a three-piece suite. It features a panelled bath with telephone style mixer taps, a pedestal wash hand basin with mixer tap, and a low-level WC. Full-height ceramic tiling adorns all walls, and there are two windows to the rear. Additional amenities include a radiator and a built-in airing cupboard.

### Outside

The beautiful rear garden, facing south and exceptionally generous in size, has been meticulously maintained. It features a delightful variety of flowers, shrubs, and trees,

creating a captivating display. Adjacent to the house, there is a paved patio area that offers a pleasant space for entertaining and relaxation. A pathway runs along one side of the house, providing access to the front. The garden is predominantly laid to lawn, while a mature tree leads to a charming secret garden nestled behind it. The front garden features a lush lawn and is enclosed by a low brick wall at the front and mature hedges at the sides. There are double gates leading to the driveway, as well as a single gate that opens to a pathway guiding you to the entrance door.

### Viewings

By appointment with the agents.

### Special Notes

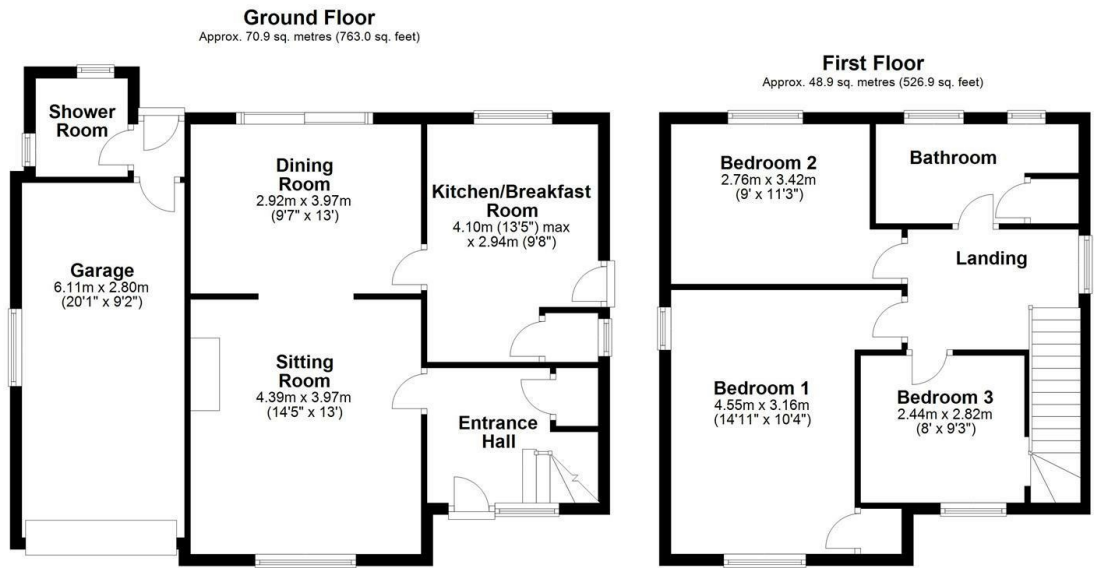
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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

### Garage & Parking

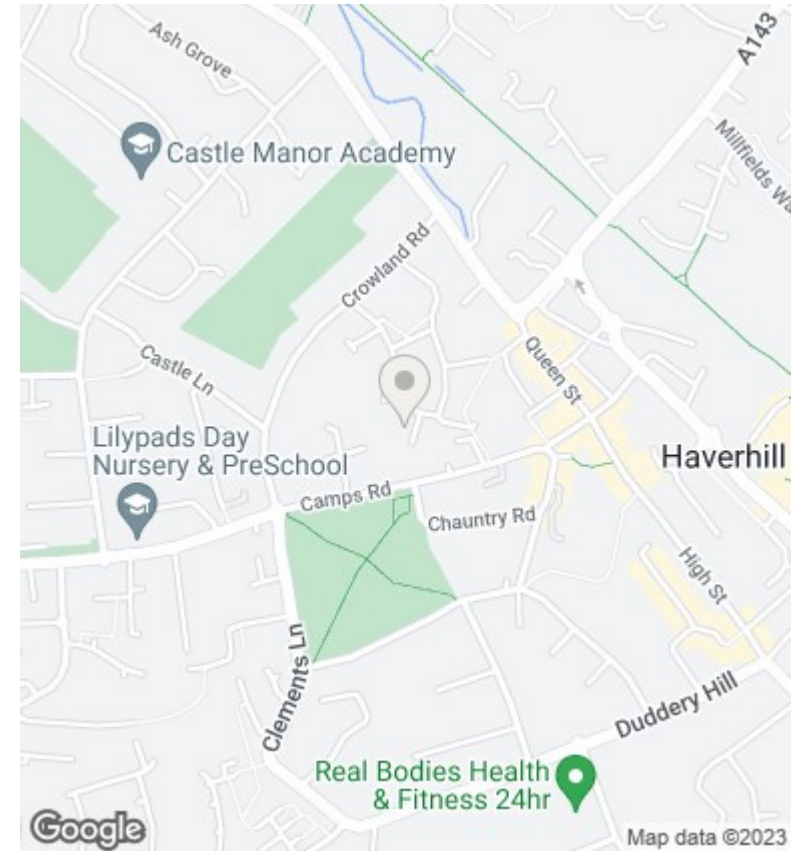
The property features an attached single garage with an up and over door. It is equipped with power and light, and there is a convenient door at the rear of the garage that leads directly into the house. A driveway offers parking leading to the garage, while an additional parking space is available on a hardstanding area at the front.







Total area: approx. 119.8 sq. metres (1289.8 sq. feet)



### Viewings

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

### Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	