JAMIE WARNER
ESTATE AGENTS

19 Howard Close, Haverhill, CB9 9QT

Guide Price £375,000

- Four-bedroom end-terraced townhouse
- Separate dining room/home office
- Bedroom two en-suite included
- Private drive, quiet location
- First-floor sitting room views
- Pleasant rear garden space
- Spacious kitchen/dining room
- Main bedroom with en-suite & dressing room
- Single garage and parking

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A striking, spacious and beautifully presented four-bedroom end-terraced townhouse, quietly situated on a private drive serving just four properties. This stunning home offers ample living space, starting with a generous kitchen/dining room ideal for family life and entertaining, as well as a separate dining room or home office. The first-floor sitting room boasts lovely views, while the main bedroom benefits from an en-suite bathroom and a separate dressing room. Bedroom two also features its own en-suite shower room, with an additional downstairs WC and a family bathroom catering to the rest of the household. Outside, enjoy a pleasant rear garden, a single garage, and parking. A must-see property to truly appreciate the size and layout on offer!

4 3 2 D

Council Tax Band: D

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

The entrance is a warm and inviting space, featuring a side window, access to all ground floor rooms, and a staircase leading to the first floor.

WC

The downstairs cloakroom features a side-facing window and a stylish two-piece suite, including a corner wash hand basin with a mixer tap and a low-level WC. It is enhanced by tiled splashbacks and tiled flooring.

Dining Room

13'0" x 8'8"

A spacious dining room that can easily double as a home office, featuring a front-facing window and a radiator.

Kitchen/Dining Room

13'9" x 16'1"

This spacious kitchen and dining area is ideal for hosting guests or accommodating a large family. It features a coordinated range of base and wall-mounted units with rounded-edge worktops, a 1.5-bowl stainless steel sink with a drainer and mixer tap, and ample space for a washing machine, fridge/freezer, and dishwasher. The kitchen is equipped with a built-in electric fan-assisted oven, a four-ring gas hob with a pull-out extractor hood, and a wall-mounted gas boiler providing heating and hot water. A window overlooks the rear garden, while French doors lead directly outside, creating a seamless flow between indoor and outdoor spaces. Additionally, a convenient storage cupboard adds practicality to this well-designed room.

Landing

Radiator, access to all first floor rooms.

Bedroom 2

11'1" x 16'1"

A generously sized double bedroom featuring two rear-facing windows that offer charming views of the garden. The room is equipped with a radiator, and a door provides access to a private en-suite.

En-suite Bathroom

Featuring a modern three-piece suite, this bathroom includes a panelled bath with an overhead shower, mixer tap, and a glass screen. A sleek vanity unit houses the wash hand basin with a mixer tap and tiled splashbacks, complemented by a low-level WC. Additional features include a side window for natural light, a radiator for warmth, and tiled flooring for a clean, polished finish.

Sitting Room

13'0" x 16'1"

This charming room features three floor-to-ceiling windows at the front, flooding the space with natural light and offering delightful views. It is further enhanced by a radiator and elegant wooden flooring, creating a warm and inviting atmosphere.

Landing

Access to all 2nd floor rooms.

Bedroom 1

13'0" x 10'3"

The main bedroom features two front-facing windows that provide beautiful views. It includes a door leading to a private en-suite bathroom and an archway that opens into a convenient dressing room.

En-suite

Featuring a stylish three-piece suite, this bathroom includes a vanity wash hand basin with a mixer tap and tiled splashback, a tiled shower enclosure with a fitted shower and glass screen, and a low-level WC. Additional features include a front-facing window, a radiator, and elegant tiled flooring.

Dressing Room

6'10" x 5'6"

The dressing room provides a convenient and practical space, perfect for wardrobes, ensuring the main bedroom remains uncluttered and spacious.

Bedroom 3

9'11" x 8'7"

Bedroom 3 features a rear-facing window with a view of the garden and is equipped with a radiator for optimal comfort.

Bedroom 4

9'11" x 7'2"

Like bedroom 3, this room features a rear-facing window offering lovely views of the garden, along with a radiator for added comfort.

Bathroom

Featuring a three-piece suite, this bathroom includes a panelled bath with a shower attachment and mixer tap, a vanity wash hand basin with a mixer tap and tiled splashback, and a low-level WC. A side window provides natural light, while tiled flooring completes the space.

Outside
The rear garden features a paved pathway that stretches along the back of the property, with steps leading up to the main garden. The garden itself is primarily laid to lawn, complemented by a decking area at the rear—perfect for seating and relaxation. Enclosed by timber fencing, the space offers privacy and practicality, with the added convenience of an outdoor tap. A paved path also runs along the side of the house, providing access to a gate that leads to the front of the property.

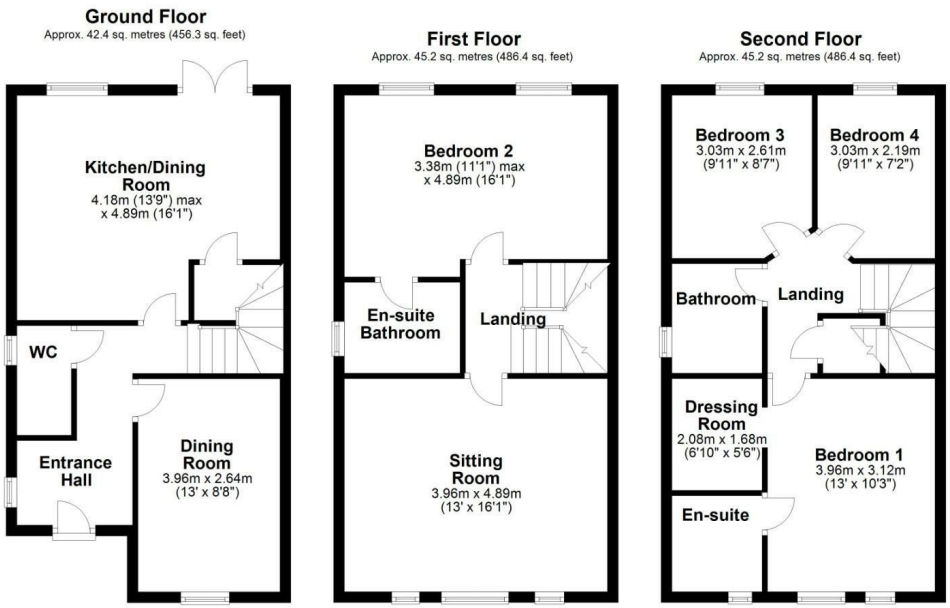
Garage & Drive
A single garage is located at the front of the house, equipped with power and lighting for convenience. It features an up-and-over door and additional storage space within the eaves. A tarmac driveway leads to the garage, offering off-road parking for up to two vehicles.

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. 132.8 sq. metres (1429.2 sq. feet)

Viewings

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

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