JAMIE WARNER
– ESTATE AGENTS –

# 25 Henderson Close, Haverhill, CB9 7SU

## £360,000

- Peaceful cul-de-sac location
- Stunning open-plan kitchen space
- Separate cosy sitting room
- Overlooks a charming green
- Breakfast bar and integrated appliances
- Rear garden for outdoor relaxation
- Extended three-bedroom detached home
- Modern WC, en suite, bathroom
- Driveway and single garage included

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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# 25 Henderson Close, Haverhill CB9 7SU

Situated in a peaceful cul-de-sac overlooking a charming green, this beautifully extended three-bedroom detached home on the sought-after Cambridge side of Haverhill is perfect for families and entertainers alike. The heart of the home is the stunning open-plan kitchen and family room, complete with a breakfast bar, integrated appliances, and a convenient utility cupboard. It's the ideal space for cosy family evenings or hosting guests in style.
The property also features a separate sitting room for added comfort, as well as a modernised WC, en suite, and family bathroom. Outside, you'll find a delightful rear garden, perfect for relaxing outdoors, along with an attractive block-paved driveway and single garage offering ample parking and storage.
With its spacious layout, excellent location, and thoughtful design, this home is ready to welcome its next owners. Don't miss your chance to view this exceptional property!

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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

A welcoming and beautifully designed entrance hall featuring a staircase to the first floor with a charming pine balustrade. The space is enhanced by a side window that invites natural light, a radiator for added comfort, and elegant Karndean flooring. Door leading to:

## WC

The WC has been newly fitted with a two-piece suite, including a wall-mounted washbasin with a mixer tap and tiled splashback, as well as a low-level toilet. It also features a radiator and a window to the front for added light and ventilation.

## Sitting Room

15'5" x 9'5"

A charming sitting room featuring a front-facing window and a radiator, offering the perfect space to unwind and relax in comfort.

## Kitchen

10'10" x 13'5"

This beautifully extended room, thoughtfully upgraded by the current owners, offers an exceptional space perfect for any occasion. The kitchen is equipped with a coordinated range of base and eye-level units, complemented by sleek countertops, a sink with a single drainer and mixer tap, and integrated appliances including a fridge/freezer and dishwasher. It also features a built-in electric fan-assisted double oven, a ceramic hob with an extractor hood, and double doors that open to a convenient utility cupboard. This space seamlessly combines functionality with style, making it a true centerpiece of the home.

## Family Room

10'0" x 24'7"

This space features a sloped roof with Velux windows, filling the area with natural light and creating a sense of grandeur. A rear-facing window offers a lovely view of the garden, while two radiators provide warmth. The room is finished with stylish Karndean flooring, and bi-fold doors seamlessly open out to the rear garden, blending indoor and outdoor living.

## Landing

Window to side, access to all first floor rooms, airing cupboard, loft access.

## Bedroom 1

10'8" x 9'7"

The primary bedroom features a rear-facing window with views of the garden, fitted wardrobes for ample storage, a radiator for comfort, and elegant wooden flooring. It also offers convenient access to the en suite.

## En-suite

The en suite features a newly fitted three-piece suite, including a vanity wash hand basin with a mixer tap, a shower enclosure with a power shower and glass screen, and a low-level WC. Additional highlights include a heated towel rail and a side-facing window, combining functionality with comfort and style.

## Bedroom 2

11'7" x 8'8"

A spacious bedroom featuring a front-facing window, a radiator, and a convenient built-in cupboard.

## Bedroom 3
6'7" x 7'1"
The third bedroom features a front-facing window, a radiator, wooden flooring, and a built-in cupboard for added convenience.

## Bathroom
Newly refurbished bathroom featuring a modern three-piece suite, including a panelled bath with a power shower and glass screen, a vanity wash hand basin with a sleek mixer tap, and a low-level WC. The walls are adorned with elegant marble-effect panels, complemented by a heated towel rail. A window to the rear adds natural light to the space.

## Outside
The rear garden is a true entertainer's delight, featuring a spacious patio that extends directly from the house and flows seamlessly to the far end of the garden. Here, a charming timber pergola creates the perfect spot for hosting gatherings or unwinding in peace. The rest of the garden is laid to lawn, offering plenty of space to enjoy. Additionally, a side pathway with a gate provides convenient access to the front garden.

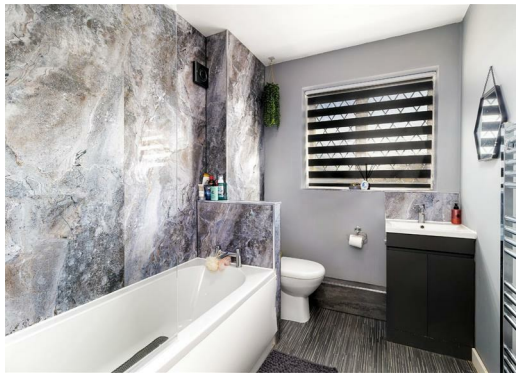
## Garage & Driveway
A spacious double-width block-paved driveway offers convenient off-road parking and leads directly to a single garage. The garage is equipped with an electric door and benefits from connected power and lighting, ensuring functionality and ease of use.

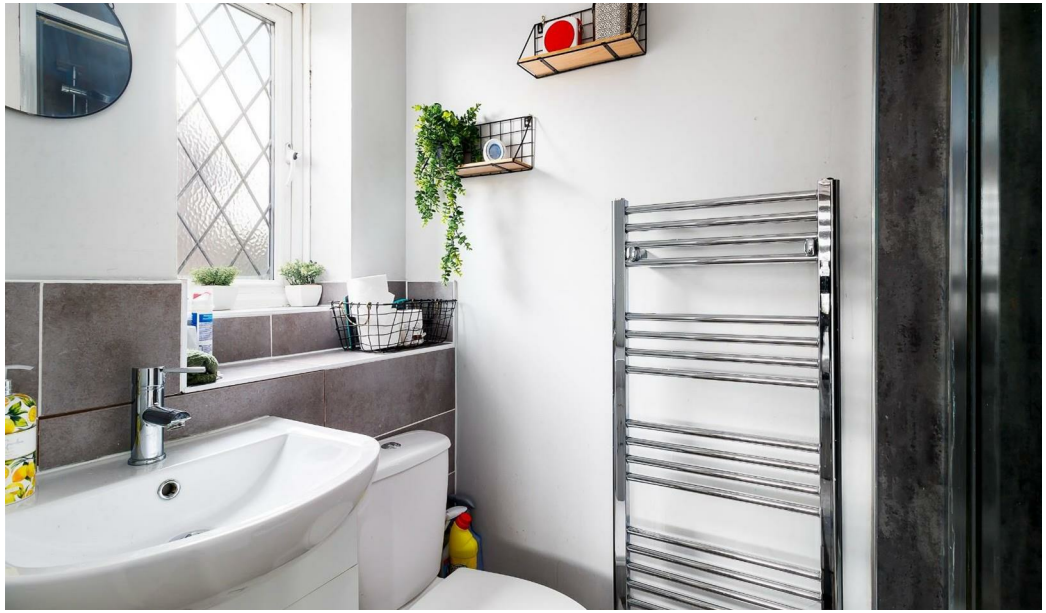
## Viewings
By appointment with the agents.

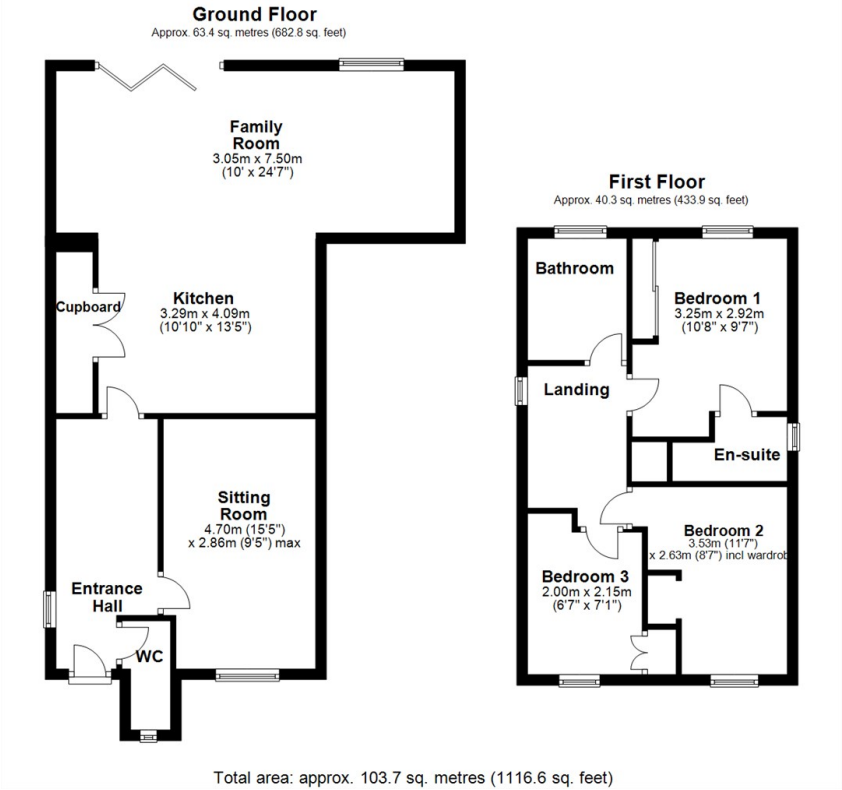
## Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.







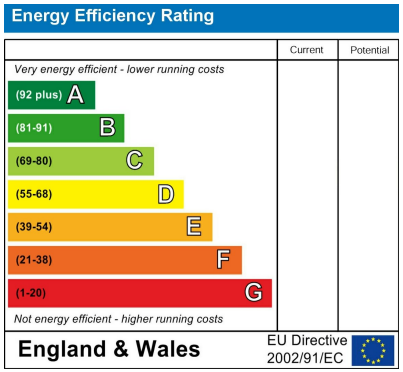

Total area: approx. 103.7 sq. metres (1116.6 sq. feet)

## Directions

## Viewings

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

## Council Tax Band

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