



JAMIE WARNER  
— ESTATE AGENTS —



## 40 Falcon Close, Haverhill, CB9 0JJ

Guide Price £235,000

- Three Bedrooms
- Spacious Sitting Room
- Attractive Kitchen/Dining Room
- Conservatory
- Utility & Downstairs WC
- Modern Bathroom Suite
- Gas Radiator Heating & Double Glazing
- Front & Rear Gardens
- Must Be Viewed

## 40 Falcon Close, Haverhill CB9 0JJ

A spacious and well-improved three-bedroom family home featuring generous proportions and a private rear garden that backs onto a pleasant green space adorned with mature trees.

The property boasts a roomy kitchen/dining area, a downstairs WC, a utility room, and an attractive bathroom suite. Additional benefits include gas central heating and double glazing, making this an ideal starter home for families. Conveniently located in a popular area close to well-regarded schools.



Council Tax Band: B



## 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 generous and welcoming entrance featuring a radiator, stairs to the first floor, and a door that leads into the sitting room.

## Sitting Room

15'0" x 11'11"

A bright and spacious room with a front-facing window that floods the space with natural light. Features include a radiator, wooden flooring, and a door leading to the kitchen/dining room.

## Kitchen/Dining Room

11'2" x 11'4"

This room serves as the heart of the house, equipped with a coordinated set of base and wall units, worktops with a smooth finish, a stainless steel sink with a single drainer and mixer tap, space for a dishwasher, an electric fan-assisted oven, a ceramic hob with an extractor hood. It offers ample room for a dining table, ideal for shared family meals. The window overlooks the conservatory, with a radiator, wall-mounted gas boiler, and access to the utility room.

## Utility Room

6'7" x 5'10"

A convenient room featuring space for a tumble dryer, wooden flooring, and access to the WC.

## WC

The WC includes a rear window and is equipped with two suites, featuring a pedestal wash hand basin with a mixer tap and a low-level WC, along with a radiator.

## Landing

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

## Bedroom 1

11'6" x 11'0"

The main bedroom features a radiator and a window overlooking the garden with a lovely green view beyond.

## Bedroom 2

12'9" x 9'9"

A spacious double bedroom featuring a front-facing window and radiator.

## Bedroom 3

7'7" x 8'0"

Bedroom3 features a front-facing window, a radiator, and a built-in cupboard.

### Bathroom

Featuring a three-piece suite including a panelled bath with an independent electric shower over it, a mixer tap, and a folding screen. Also, a pedestal wash hand basin with a mixer tap and a low-level WC. Complete with a heated towel rail, a rear window for natural light and ventilation.

### Outside

The rear garden offers privacy, bordered by a green open space with mature trees. A wooden deck by the house creates a charming spot for relaxation and entertainment. From there, steps lead to a central lawn with a pathway running alongside, leading to a wooden shed and rear gated access.

### Viewings

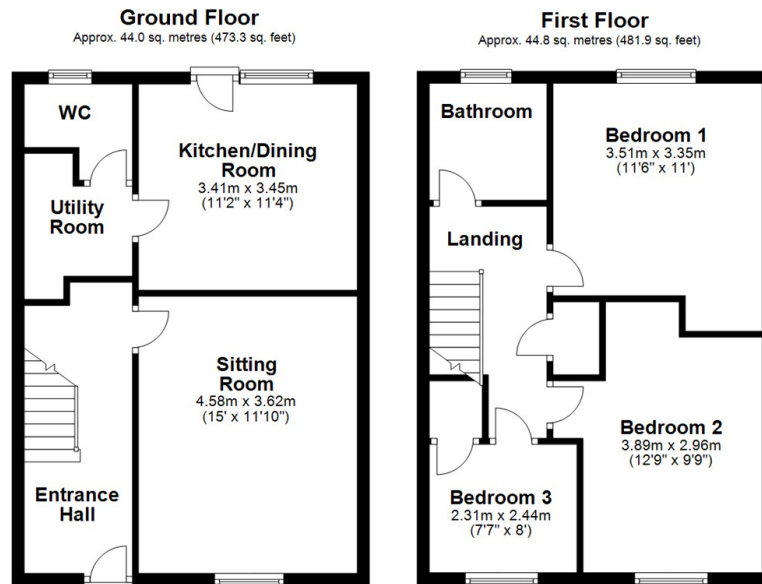
By appointment with the agents.

### Special Notes

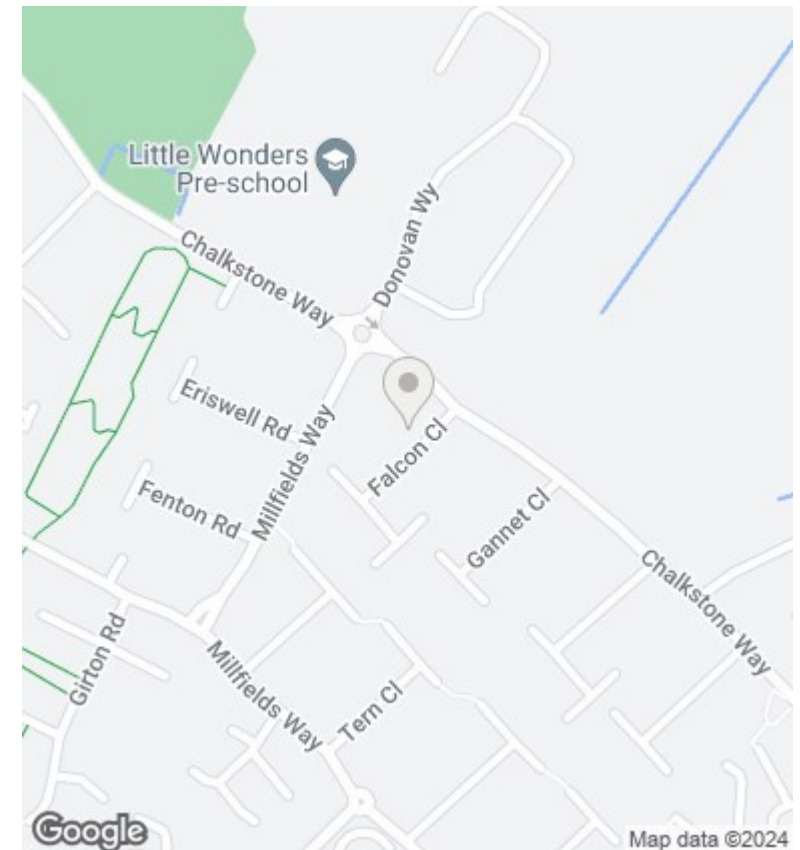
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 88.7 sq. metres (955.1 sq. feet)



### Viewings

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

### Council Tax Band B