



JAMIE WARNER  
— ESTATE AGENTS —



## 15 Cross Close, Haverhill, CB9 0EB

Guide Price £400,000

- Four Double Bedrooms
- En Suite to Bedroom 1
- Spacious, Twin Aspect Sitting Room
- Generous Dining Room
- Kitchen Overlooking The Garden
- Generous Rear Garden
- Single Garage & Driveway
- Brand New Boiler Recently Installed
- No Onward Chain

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# 15 Cross Close, Haverhill CB9 0EB

An extremely spacious detached house located in the sought-after Boyton Hall Development. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four generously sized bedrooms and two bathrooms, there is ample space for everyone in the household.

Built in the 1980s, this property offers a total of 1,466 sq ft of living space, providing plenty of room for all your needs. The generous and private rear garden is ideal for outdoor activities or simply relaxing after a long day.

The absence of an onward chain makes the purchasing process smoother and quicker, allowing you to move into your new home without delay.

With excellent potential for alterations to suit modern living, this house offers you the opportunity to customize and create a space that truly reflects your style and preferences. Don't miss out on the chance to own a property with such great potential in a desirable location like Cross Close.



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.

## Porch

A vestibule with a door leading to the entrance hall.

## Entrance Hall

A welcoming and spacious entrance hallway features a radiator, stairs ascending to the first floor, and access to all ground floor rooms. At the hallway's end lies a door that opens to the rear garden.

## WC

The wc is equipped with a two-piece suite, including a wall-mounted wash hand basin and a low-level WC, all set on tiled flooring.

## Sitting Room

22'2" x 13'1"

An exceptionally generous room with dual aspects, featuring a front window and French doors that open out to the garden, floods the space with natural light. The room features a log effect gas fireplace and is equipped with two radiators.

## Dining Room

11'10" x 13'0"

The dining area features a front-facing window, a radiator, and an archway leading to the kitchen, creating a seamless and airy atmosphere. Nearby properties have opted to eliminate the dividing wall between these spaces, resulting in a generous and striking open-plan kitchen and family room.

## Kitchen

10'0" x 13'0"

Equipped with coordinated base and eye-level units featuring rounded worktops, a sink unit with a single drainer and mixer tap, an integrated fridge/freezer, plumbing for a washing machine and dishwasher, a built-in electric double oven, a four-ring gas hob with an extractor hood above, a rear window, a radiator, and tiled flooring.

## Landing

Access to all first floor rooms, loft access.

## Bedroom 1

13'3" x 13'0"

The spacious main bedroom features a front-facing window and comes with a fitted bedroom suite including wardrobes, dressing table, and bedside cabinets. It is equipped with a radiator, and an en suite can be accessed through a door.

## En-suite

The en suite features a three-piece suite including a pedestal washbasin with a mixer tap, a tiled shower area with a fitted shower, and a low-level WC. The room has a window to the front and a radiator. If desired, the space could easily accommodate a bath for those seeking the added luxury of having both options in the en suite.

## Bedroom 2

11'10" x 10'4"

Bedroom 2 matches the generosity of the main bedroom and features a front-facing window and a built-in cupboard.

## Bedroom 3

10'0" x 10'8"

Bedroom 3 is another spacious double bedroom with a window overlooking the garden and a radiator.

## Bedroom 4

8'7" x 9'9"

Bedroom 4, similar to the other bedrooms, can comfortably accommodate a double bed if needed, ensuring everyone enjoys ample space on the first floor. A window to the rear offers garden views, with a radiator for comfort.

### Bathroom

The bathroom features a three-piece suite including a panelled bath, pedestal wash hand basin with a mixer tap, and a low-level WC. It is adorned with tiled splashbacks, has a window to the rear, and is equipped with a radiator.

### Outside

The property boasts a spacious rear garden, offering excellent privacy from neighbouring properties. The predominantly lawned garden features a charming patio area by the house, perfect for outdoor seating. A pathway leads to a garage access door, alongside a timber shed. A side passage connects to the front garden. There is also an outside tap for convenience.

### Garage & Driveway

A single garage featuring an up-and-over door, with power and lighting installed, along with eaves storage space. The garage is accessible via a resin drive that also offers off-road parking for two vehicles.

### Viewings

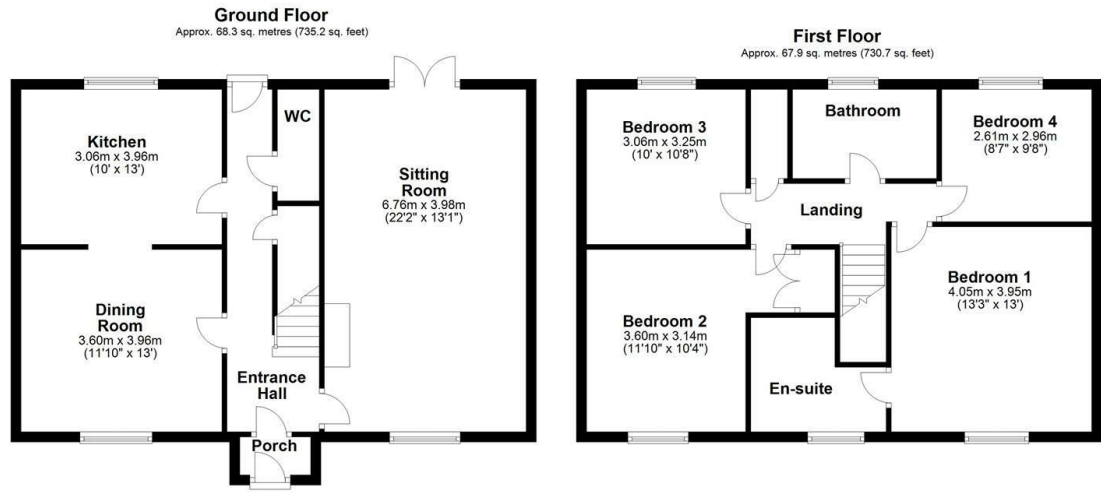
By appointment with the agents.

### 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. 136.2 sq. metres (1465.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewings

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

## Council Tax Band E

B

