



JAMIE WARNER  
— ESTATE AGENTS —



## 2 Beaumont Vale, Haverhill, CB9 8QG

Guide Price £295,000

- Four Generous Bedrooms
- Downstairs WC & First Floor Bathroom
- Generous Garden Complete with Workshops
- Three Reception Rooms
- Double glazing & Gas Central Heating
- Quiet and Popular Cul De Sac
- Utility Room
- Garage & Ample Parking
- No Onward Chain

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## 2 Beaumont Vale, Haverhill CB9 8QG

Step into this expansive and extended semi-detached family haven nestled in the sought-after cul de sac of Beaumont Vale. With three inviting reception rooms for hosting guests or unwinding with loved ones, this property is a true gem. Boasting four bedrooms, there's ample space for everyone to revel in their own private retreat.

Radiating charm and coziness, this home offers extended living areas to personalize to your heart's content. The spacious plot not only guarantees seclusion but also presents the canvas for a breathtaking outdoor sanctuary. At the front, abundant off-road parking awaits you.

For the handy ones, there are two sizable outbuildings/workshops equipped with power and light connections.

Seize the chance to transform this house into your dream home.



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.

## Porch

Parquet flooring, front-facing window, and sliding door to the entrance hall

## Entrance Hall

A welcoming entrance featuring parquet flooring, stairs ascending to the first floor, doors opening to the WC and sitting room, and a radiator.

## WC

Front-facing window fills the room with natural light, featuring a two-piece suite including a wall-mounted washbasin and a low-level WC, complemented by tiled flooring.

## Sitting/Dining Room

11'4" x 22'6"

A generously spacious area featuring a living flame effect electric fireplace set within an ornate brick and stone surround. The space includes two radiators, patio doors leading to the lounge, and an access door to the study.

## Lounge

9'0" x 15'8"

A tranquil lounge with a radiator, a distinctive roof lantern, and a rear window that bathes the space in natural light.

## Study

9'0" x 6'11"

Window with a view of the garden at the back, complete with a radiator.

## Kitchen

12'4" x 12'3"

Equipped with a coordinated set of base and wall units featuring rounded worktops, a 1.5-bowl stainless steel sink with a single drainer and mixer tap, fridge space, an integrated electric double oven at eye level, a built-in four-ring ceramic hob with an overhead extractor hood, a front-facing window, and a radiator.

## Lobby

Window facing the front, radiator, and a door that opens onto the driveway.

## Utility Room

5'5" x 4'11"

Equipped with base and eye-level units, providing ample worktop space, a stainless steel sink with a single drainer, and a mixer tap.

## Utility Room

14'1" x 4'11"

Featuring coordinated base units with rounded worktops, a window overlooking the rear, a radiator, a door leading to the garden, and another door opening into the study.

## Landing

Access to all first floor bedrooms, loft access.

## Bedroom 1

8'5" x 13'4"

A generously sized room with a window to the rear, offering a view of the garden. It features built-in double cupboards and a radiator.

## Bedroom 2

12'4" x 8'3"

Another generously sized double bedroom with a window to the front and a radiator.

## Bedroom 3

11'5" x 8'11"

Window to rear overlooking the garden, fitted range of wardrobes, radiator.

## Bedroom 4

7'0" x 10'0"

Front-facing window, radiator, built-in cupboard housing wall-mounted gas boiler and hot water cylinder that serves the heating system and provides domestic hot water.

### Bathroom

Featuring a three-piece suite with a panelled bath, vanity wash hand basin, and low-level WC. Tiled splashbacks, two windows to the side, and a radiator.

### Outside

The property features a spacious plot with a lengthy frontage, offering a sizable driveway for multiple vehicles. The primary garden, positioned in an L-shape at the rear, was expanded by the owners' acquisition of additional land. Leaving the house leads to a path that guides to a lower lawn, creating a charming outdoor seating spot adjacent to the lounge. Steps ascend to the main lawn, bordered by lush shrubs and hedges. A brick workshop, measuring 8'7" x 11'4" (2.65m x 3.47m) with a pitched, tiled roof and bright windows, is accessible through a stable door. Adjacent to this workshop stands a substantial timber shed/workshop, measuring 14' x 11'10" (4.26m x 3.38m), both equipped with power and lighting. The rear garden area, an extension purchased by the vendors, consists mainly of lawns and is flanked by rows of mature trees and hedgerows. At the base of the incline lies a paved section leading to a pair of double timber gates.

### Garage

Electric garage door, power and light connected.

### Viewings

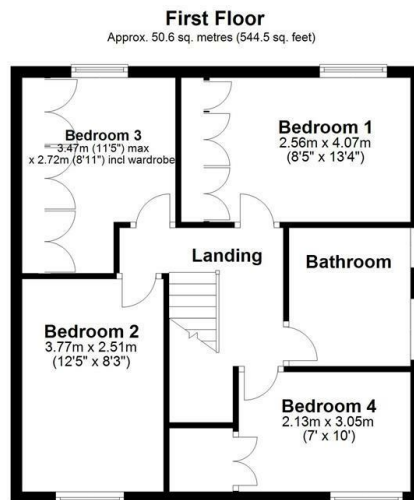
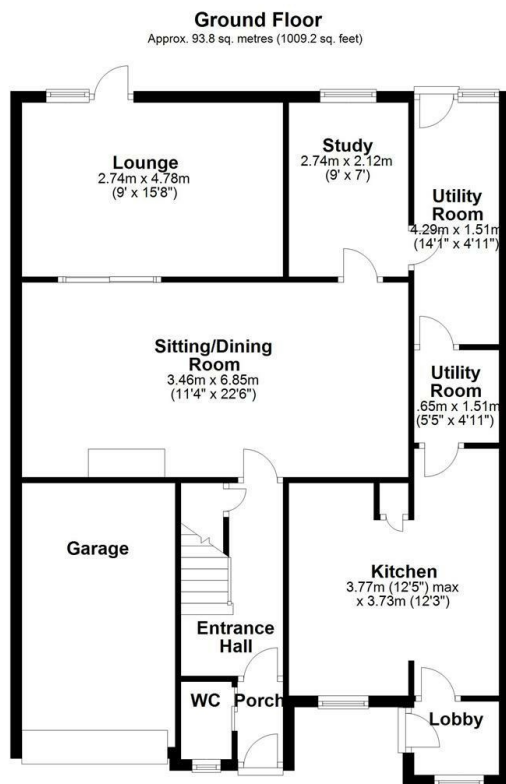
By appointment with the agents.

### Special Notes

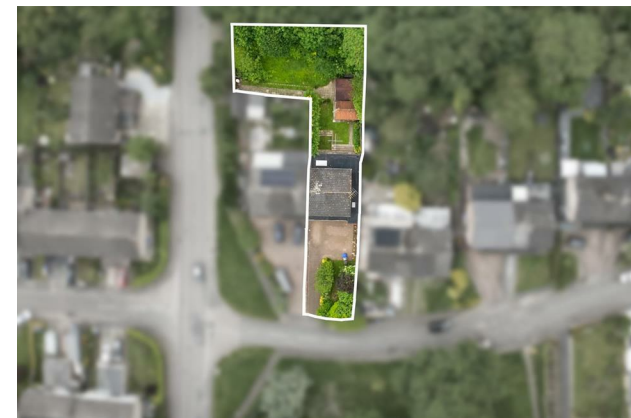
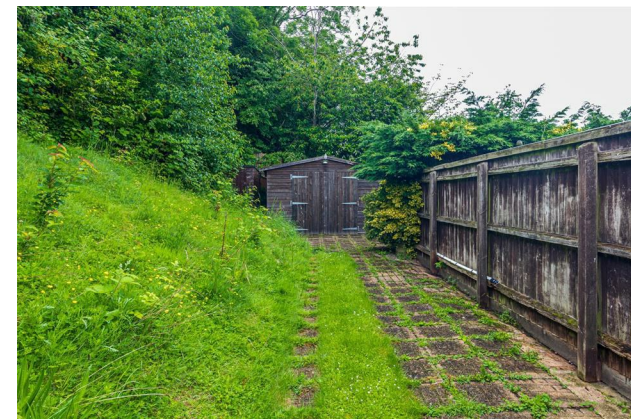
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 144.3 sq. metres (1553.7 sq. feet)



## Viewings

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