JAMIE WARNER
ESTATE AGENTS

4 Earls Green, Haverhill, CB9 7WN

Guide Price £460,000

- Six Bedrooms
- Modern Family Bathroom
- Hanchet Manor Development Consisting Of Only Executive Style Homes
- Two Reception Rooms
- Re-fitted En Suite & Downstairs WC
- Cambridge Side Of Town
- Striking Fitted Kitchen
- Private & Generous Rear Garden
- Garage & Ample Parking

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Nestled in the desirable Hanchet Manor development on the Cambridge side of town, this meticulously modernised detached house in Earls Green, Haverhill, offers a stylish family home that rivals any brand new property. Boasting two reception rooms, six bedrooms, and two bathrooms, this property provides ample space for comfortable living.

This residence radiates modern allure and practicality, showcasing a striking kitchen, refurbished bathroom, en suite, and WC. The carefully executed modern upgrades infuse a contemporary ambiance while upholding a welcoming and cosy environment.

One of the standout features of this property is the parking space for up to four vehicles, a rare find in many homes. The absence of development maintenance charges is an added bonus, making this an even more attractive investment.

Situated in a secluded cul-de-sac, this property offers privacy and tranquillity, perfect for those seeking a peaceful retreat. Whether you're looking for a spacious family home or simply more room to spread out, this house in Earls Green is sure to impress.

6 2 2

Council Tax Band: E

Entrance Hall
Step into the hall through the double-glazed entrance door. Inside, you'll discover wood flooring, stairs leading to the first floor, a radiator, and doors that open into the sitting room, kitchen, and WC.

Cloakroom
The cloakroom features a two-piece suite with a wash basin and vanity unit, a low-level WC, wood flooring, and a ladder radiator.

Lounge
16'2" x 11'1"
Charming bay-style double glazed window at the front, cozy fireplace with granite hearth, two radiators, wooden flooring, and French doors leading to the dining room.

Dining Room
11'1" x 8'9"
French doors with double glazing open out to the lovely back garden. With charming wood flooring, a cosy radiator, and a doorway that leads to the appealing kitchen.

Kitchen
14'9" x 8'9"
An exquisite kitchen boasting a wide array of base and eye-level units with sleek worktops, integrated shelving, and a sink with a drainer. The kitchen features Bosch appliances, including an oven with a four-ring gas hob and an extractor hood, as well as a fridge/freezer. Additionally, there is ample space and plumbing for a washing machine and tumble dryer. The tiled flooring complements the space, while a window offers delightful views of the rear garden.

Landing
Stairs rising to second floor, airing cupboard

Bedroom 1
11'3" x 11'1"
A lovely room with a double glazed bay style window at the front, complete with built-in wardrobes, a radiator, and a door leading to the en suite.

En Suite
An elegant shower room features a shower cubicle, WC, wash basin, and a ladder radiator. The tiled flooring complements the space, while a double glazed window on the side allows natural light to illuminate the room.

Bedroom 2
11'5" x 8'9"
A generously sized double bedroom featuring a double glazed window overlooking the garden and equipped with a radiator.

Bedroom 3
11'8" x 8'7"
Another spacious double bedroom featuring a double glazed window to the front, a radiator, and a built-in wardrobe.

Bedroom 4
8'9" x 8'0"
This generously proportioned single room features a double-glazed window to the rear with views of the garden, a radiator, and a built-in wardrobe.

Family Bathroom
An splendid and contemporary bathroom suite featuring a panel bath, separate shower cubicle, wash basin, WC, and a ladder radiator. The double glazed window at the rear floods the space with natural light.

Landing
Velux window to front aspect, loft access, door to:

Bedroom 5
16'9" x 11'3"
Double glazed Velux window to the rear, accompanied by a radiator, leading to:

Bedroom 6
16'9" x 8'9"
Double glazed Velux window to the rear, accompanied by a radiator. Bedrooms 5 & 6 could be seamlessly combined to create an ideal internal annexe or a versatile space for children, serving as both a bedroom and a lounge or study area.

Outside
The rear garden is a lovely and secluded area, enclosed by fencing with a patio. It features a mostly grassy lawn with various well-established flower beds and borders. There is gated side access leading to the front of the property.

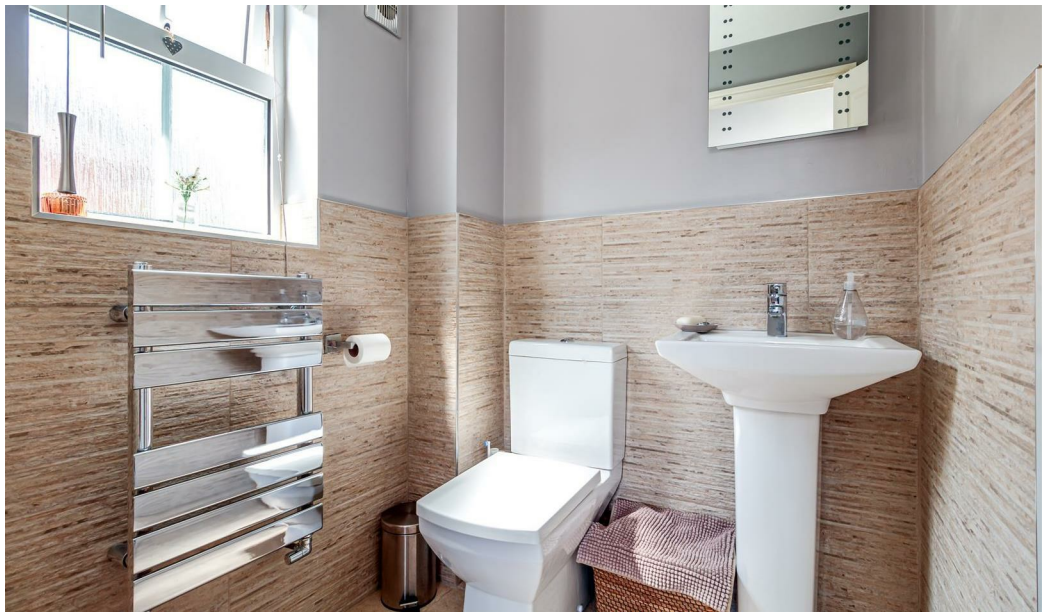
Situated in an enviable location within a peaceful cul-de-sac shared with only two properties, this home boasts a block-paved driveway offering off-road parking for multiple cars. The block paved driveway leads to a single garage with an up-and-over door, equipped with lighting and power. The gas boiler can be found in the garage.

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.



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