



JAMIE WARNER

— ESTATE AGENTS —



4 Beaumont Court, Haverhill, CB9 8EL

£279,950

- Three Bedrooms
- Family Bathroom
- Gas Radiator Heating
- Sitting/Dining Room
- Generous and Attractive Front And Rear Garden
- Double Glazing
- Kitchen
- Off-Road Parking
- Rarely Available Location

4 Beaumont Court, Haverhill CB9 8EL

Welcome to Beaumont Court, a highly sought-after cul-de-sac where properties seldom come on the market! This residence features three bedrooms, making it ideal for a growing family. With ample potential for personalisation and extension (subject to planning), this property presents an exciting opportunity.

Upon entering, you are greeted by a spacious sitting/dining room, a kitchen, and a first-floor bathroom. The house is equipped with gas radiator heating and double glazing. Outside, a delightful and spacious garden, a deep front garden, and off-road parking complete the picture.

Don't let this rare opportunity slip away.



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

An inviting entrance featuring a radiator, stairs ascending to the first floor, and a door opening into the sitting/dining room.

Sitting/Dining Room

21'7" x 12'10"

A generously sized primary living space boasting a charming Bow window at the front, a focal fireplace, two radiators, French doors opening to the rear garden, and an entrance to the kitchen.

Kitchen

11'9" x 9'7"

Equipped with a coordinated set of base and eye-level units featuring rounded worktops, a 1+1/2 bowl sink with a single drainer and mixer tap, plumbing for a washing machine, fridge/freezer space, an integrated electric fan-assisted oven, a four-ring gas hob, a rear window, and a door leading to the garden.

Landing

Window to the side, access to the loft, and doors leading to all first-floor rooms.

Bedroom 1

12'3" x 9'5"

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

Bedroom 2

8'11" x 10'5"

Another spacious double bedroom with a window overlooking the rear garden, equipped with a radiator.

Bedroom 3

7'10" x 9'0"

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

Bathroom

Featuring a three-piece suite including a panelled bath, pedestal wash hand

basin, and low-level WC. Tiled splashbacks, rear window, and radiator complete the setup.

Outside

The rear garden is a delightful, spacious outdoor space primarily covered in lush lawn. The main lawn extends directly from the house and is surrounded by neatly arranged flower and shrub display beds. A pathway leads to the top of the garden, where a secluded garden area offers a private seating spot. Additionally, there are timber sheds and a greenhouse in this charming section.

Adjacent to the property, the garden sprawls, adorned with charming potted plants and flowers. Positioned well away from the cul-de-sac, the property boasts a spacious front garden, adorned with lush lawns, mature shrubs, and hedges.

Drive And Parking

A generous driveway leads up to the house, offering ample parking space for around three vehicles. Adjacent properties have made use of the spacious front area to expand off-road parking if required.

Viewings

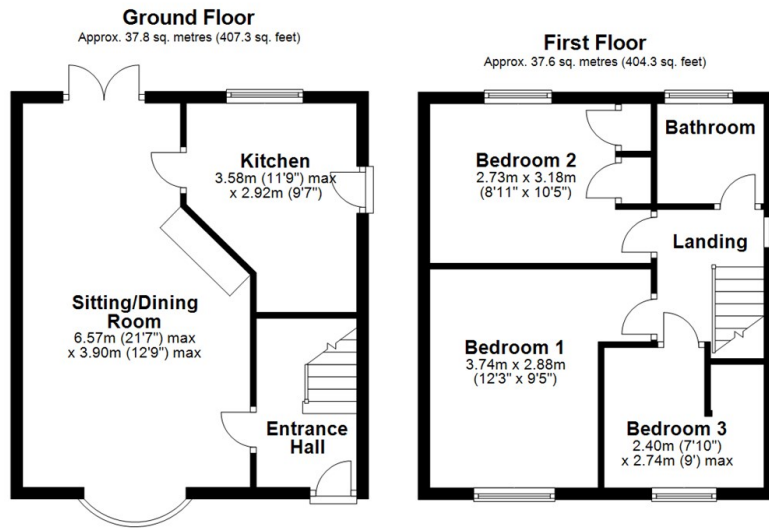
By appointment with the agents.

Special Notes

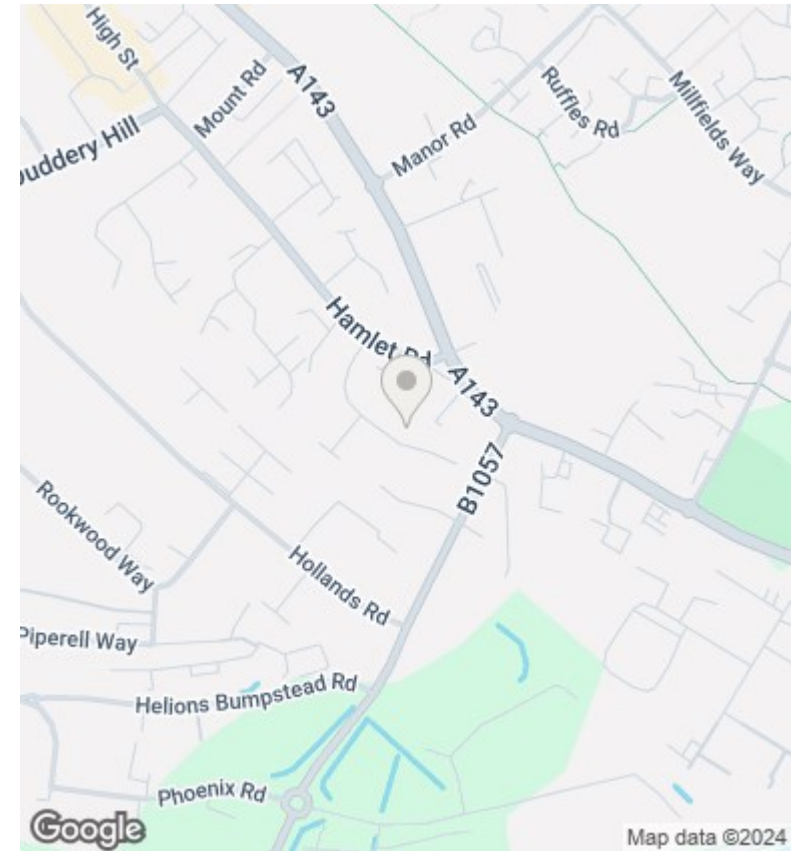
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 75.4 sq. metres (811.6 sq. feet)



Viewings

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

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