



23 Baines Coney, Haverhill, CB9 7WU

Guide Price £319,500

- Three Double Bedrooms
- Attractive Modern Kitchen
- Low Maintenance Rear Garden
- Spacious Sitting Room
- En Suite To Bedroom 1
- Car Port and Garage
- Separate Dining Room
- Family Bathroom & Downstairs WC
- Cambridge Side Of Town

23 Baines Coney, Haverhill CB9 7WU

Welcome to this extremely generous semi-detached house located in the sought-after area of Baines Coney, Haverhill. This property boasts the rare benefit of three spacious double bedrooms, perfect for a growing family or those in need of extra space.

Situated on the Cambridge side of Haverhill, this home offers the convenience of a popular cul-de-sac location.

The interior features a well-maintained kitchen, an en suite for added privacy, and a stylish main bathroom for your comfort.

Parking will never be an issue with space for two vehicles, along with the added bonus of a garage for extra storage or to keep your car sheltered from the elements.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision yourself living in this delightful property in Baines Coney.



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

The entrance hall features an entrance door, a front window, stairs leading to the first floor, as well as doors to the WC and the sitting room.

WC

The wc features a front-facing window and is furnished with a two-piece set including a pedestal wash hand basin with a mixer tap and tiled splashbacks, along with a low-level WC. Additionally, it is equipped with a radiator and tiled flooring.

Sitting Room

13'7" x 13'3"

The living space is generously sized, offering versatility in furniture arrangement. It features two radiators, French double doors leading to the conservatory, and a built-in understairs cupboard.

Conservatory

5'10" x 9'5"

UPVC double glazed construction with triple glazed polycarbonate roof and power connected, tiled flooring, french double doors to garden.

Dining Room

8'8" x 9'10"

The dining area features a window offering a view of the rear garden, along with a radiator and a door connecting to the kitchen.

Kitchen

7'11" x 9'10"

Equipped with a coordinated set of base and eye-level units featuring round-edged worktops, a stainless steel sink with a single drainer and mixer tap, an integrated washing machine, room for a fridge/freezer and dishwasher, a built-in eye-level electric fan-assisted oven, a built-in four-ring gas hob with an extractor hood above, a front-facing window, and a radiator.

Landing

Window to front, loft access, access to all first floor rooms.

Bedroom 1

12'0" x 13'5"

A spacious main bedroom featuring a rear-facing window with garden views. Equipped with a variety of wardrobes, overhead storage units, and a radiator.

En-suite

Equipped with a three-piece suite including a pedestal wash basin, tiled double shower enclosure with a fitted shower over and glass screen, and a low-level WC. Features a front window and radiator.

Bedroom 2

10'3" x 13'0"

Similar to the main bedroom, bedroom 2 is a spacious double bedroom featuring a window overlooking the garden at the rear, along with a radiator.

Bedroom 3

6'4" x 13'7"

Bedroom 3 features a front-facing window, radiator, and a convenient walk-in storage cupboard.

Bathroom

Featuring a three-piece suite including a panelled bath with a shower attachment and mixer tap, a vanity wash hand basin with a mixer tap, and a low-level WC. Adorned with full-height tiling on all walls, a heated towel rail, a window to the rear.

Outside

The rear garden features a small lawn area just outside the conservatory. Primarily, the garden is covered in shingle to create a charming, low-maintenance space. A circular patio offers a delightful seating spot, while the garden slopes upwards at the back to reveal another inviting seating area. It is adorned with an assortment of well-established shrub display beds. A gate grants access to the carport, and a personal door leads to the garage.

Garage, Carport & Parking

A carport shelters a tarmac driveway leading to the garage, offering off-road parking. The garage is equipped with an up-and-over door, features power and lighting connections. A door from the garage leads to the garden.

Viewings

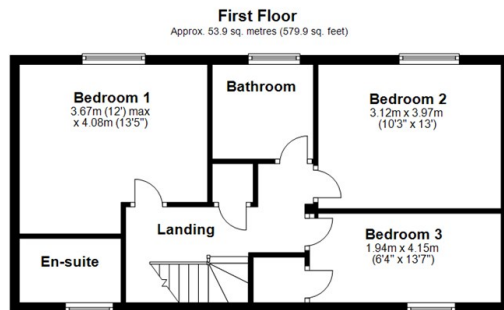
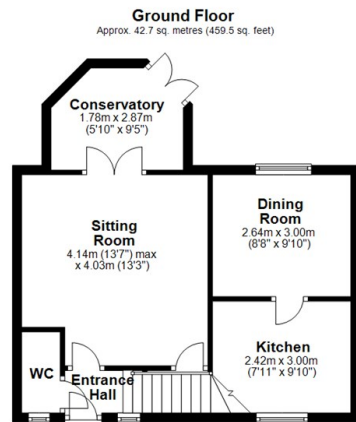
By appointment with the agents.

Special Notes

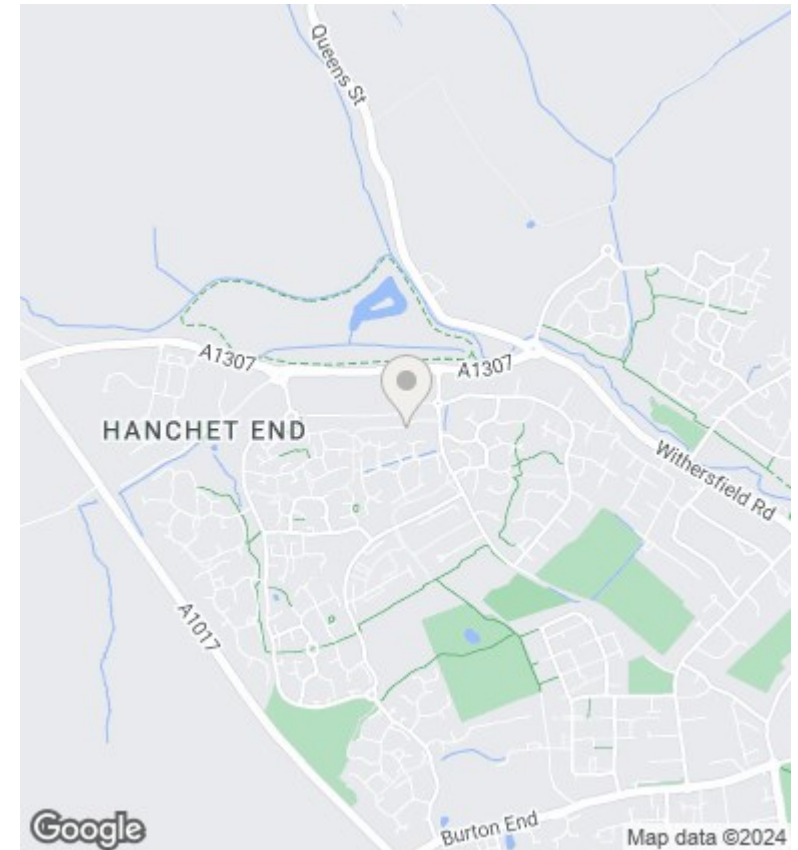
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 96.6 sq. metres (1039.5 sq. feet)



Viewings

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

Council Tax Band C

B