



JAMIE WARNER
— ESTATE AGENTS —



1 Shotley Mews, Haverhill, CB9 7WL

Guide Price £475,000

- Six Bedroom Detached House
- Spacious Kitchen/Breakfast Room
- Well-Regarded Hanchet Manor Development
- Family Bathroom, En Suite & Additional Shower Room
- Conservatory
- Double Garage & Drive
- Two Reception Rooms
- Generous Two Tier Garden
- Cambridge Side Of Town

1 Shotley Mews, Haverhill CB9 7WL

This impressive detached house has been enhanced by a loft conversion, now boasting six spacious bedrooms, a family bathroom, an en suite, and an additional shower room.

The property features two reception rooms, a spacious kitchen/breakfast room, and a conservatory, all set within a generous two-tier garden. Located in the well-regarded Hanchet Manor development, it also includes a double garage and driveway, all conveniently situated on the Cambridge side of town.



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.

Entrance Hall

The entrance door leads to the hallway, featuring a radiator, wooden flooring, stairs to the first floor, and a built-in understairs cupboard.

WC

The cloakroom features a window to the side and is equipped with a two-piece suite, including a wall-mounted washbasin with tiled splashbacks and a low-level WC. It is furnished with a radiator and tiled flooring.

Sitting Room

19'0" x 11'3"

A generously sized lounge featuring a picturesque bay window overlooking the front, two radiators, patio doors opening out to the garden, and double doors connecting to the kitchen/breakfast room.

Kitchen/Breakfast Room

9'9" x 19'6"

Featuring base and eye-level units with ample worktop space, a 1+1/2 bowl stainless steel sink with a single drainer and mixer tap, an integrated dishwasher, room for a fridge/freezer, and a range with an extractor hood above, this kitchen setup includes a window overlooking the rear and double doors leading to the conservatory.

Utility

5'1" x 5'2"

Equipped with eye-level cupboards, ample worktop space, plumbing for a washing machine, room for a tumble dryer, a wall-mounted gas boiler for heating and hot water, and a door leading to the garden.

Conservatory

13'7" x 14'0"

Semi-brick construction with uPVC double glazing and a Victorian-style double-glazed roof. Features include power connection, radiator, wooden flooring, and French doors opening to the garden.

Study

9'7" x 9'9"

Side window, radiator, and wooden flooring.

Landing

Staircase leading to the second floor, built-in cupboard, providing access to all rooms on the first floor.

FIRST FLOOR

Bedroom

13'10" x 9'9"

Window to the rear, radiator, and a built-in double cupboard are featured in the room.

En-suite

Featuring a three-piece suite including a pedestal washbasin, tiled shower enclosure, and low-level WC, complemented by tiled splashbacks and a heated towel rail. A side window adds natural light to the space.

Bedroom

11'7" x 8'2"

Facing the front, there's a window, a radiator, wooden flooring, and a built-in storage cupboard.

Bedroom

7'7" x 11'1"

Window to rear, radiator, wooden flooring,

Bedroom

9'9" x 7'6"

Window to the rear, radiator, wooden flooring, built-in cupboard.

Bathroom

Featuring a three-piece suite consisting of a panelled bath with a shower attachment and mixer tap, a pedestal wash hand basin, and a low-level WC. Adorned with tiled splashbacks, a heated towel rail, and a window to the front.

Landing

Access to all 2nd floor rooms

SECOND FLOOR

Bedroom

14'5" x 15'5"

A spacious bedroom features a rear window, radiator, and double doors that open into a walk-in wardrobe.

Bedroom

14'6" x 7'10"

Window to rear, radiator

Shower Room

Equipped with a three-piece suite featuring a tiled shower enclosure with a glass screen, a vanity wash hand basin with a mixer tap, a low-level WC, and a heated towel rail. There is a window to the rear.

Outside

The property features a spacious rear garden divided into two tiers. The lower tier boasts a large paved patio area, ideal for various seating arrangements to unwind or entertain. Moving up to the first lawn, a set of steps in the centre leads to the second tier garden. This upper area is adorned with lush lawns, hedges, and shrubs, providing a secluded spot from the lower garden. Enclosed by timber fencing, a gated access on the side leads to the front of the property.

Double Garage & Drive

The double garage features twin up-and-over doors with power and lighting connected. The current owner has transformed the loft space within the garage into a versatile area that can be tailored to suit various needs. A tarmac driveway in front of the garage doors offers off-road parking, complemented by a block-paved section beside the garage, providing additional parking space for a couple of vehicles.

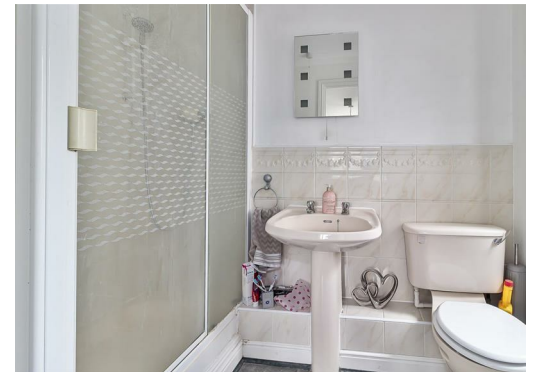
Viewings

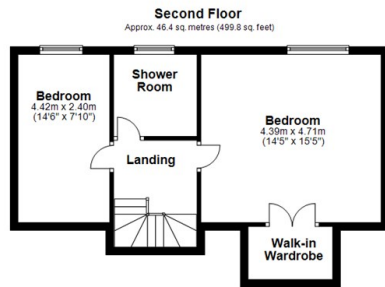
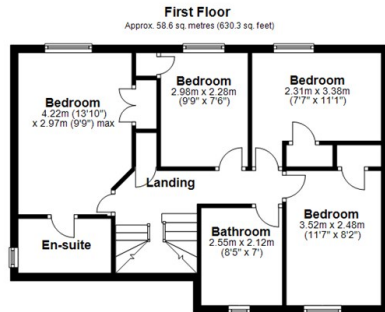
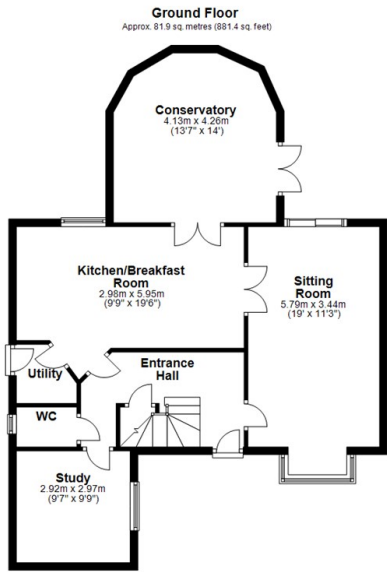
By appointment with the agents.

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. 186.9 sq. metres (2011.5 sq. feet)



Viewings

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

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

