JAMIE WARNER
– ESTATE AGENTS –

26 Meadowsweet Close, Haverhill, CB9 9DN

Guide Price £250,000

- Three Bedrooms
- Single Garage & Drive
- Cambridge Side Of Town
- Sitting Room
- Generous Rear & Side Garden
- Double Glazing & Central Heating
- Kitchen/Dining Room
- Potential For Extension (STP)
- No Onward Chain

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Nestled on the Cambridge side of Haverhill sits a charming semi-detached house. This appealing property features three bedrooms, a spacious kitchen/dining room, and a generous living area.
Uniquely, the property is situated on an unusually large plot for its type, offering potential for extension (subject to planning permissions) or the creation of additional parking within the expansive side garden.
Nestled on the Cambridge side of Haverhill, this property boasts prime access to the town's extensive amenities, including shopping, schools, and more. It presents an excellent opportunity for someone to personalize and elevate its value.

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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

Entrance hall featuring a side window, radiator, staircase leading to the first floor, and access to the sitting room.

Sitting Room

13'1" x 12'3"

A generously sized sitting room featuring a front-facing window and a radiator.

Kitchen/Dining Room

9'8" x 15'6"

Featuring a coordinated set of rounded worktops, a stainless steel sink with a single drainer, plumbing for a washing machine, room for a fridge and cooker, a rear window, patio doors opening to the garden, and a storage cupboard.

Landing

loft access, built-in airing cupboard access all first floor rooms

Bedroom 1

13'5" x 8'7"

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

Bedroom 2

9'8" x 8'0"

Another spacious double bedroom with a rear-facing window offering garden views. Complete with a radiator.

Bedroom 3

6'9" x 7'6"

A rear-facing bedroom window offers a view of the garden and includes a radiator.

Bathroom

Featuring a three-piece suite including a panelled bath with an electric shower over and folding screen, a pedestal wash hand basin, and a low-level WC. Adorned with tiled splashbacks, a front-facing window, and a radiator.

Outside

The property boasts a generously sized plot, a rarity for this type of home. The

primary garden, located at the rear, features lush green lawns adorned with a variety of mature shrubs. A patio adjoins the house, perfect for outdoor seating, and hosts a raised fish pond, a convenient garage access door, and a gate leading to the front and side gardens.

The side garden, also laid to lawn, presents possibilities for additional parking or a potential extension, subject to the necessary planning approvals.

Garage & Driveway

A single garage with an up-and-over door and rear garden access. A driveway leads to the garage, providing off-road parking.

Viewings

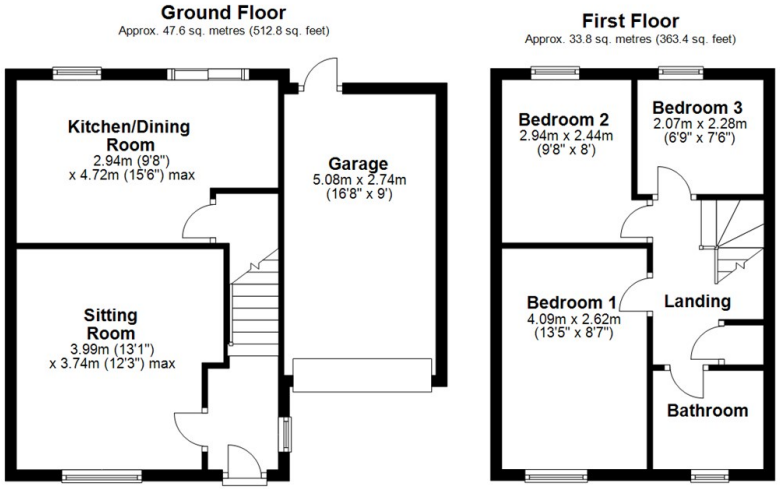
By appointment with the agents.

Special Notes

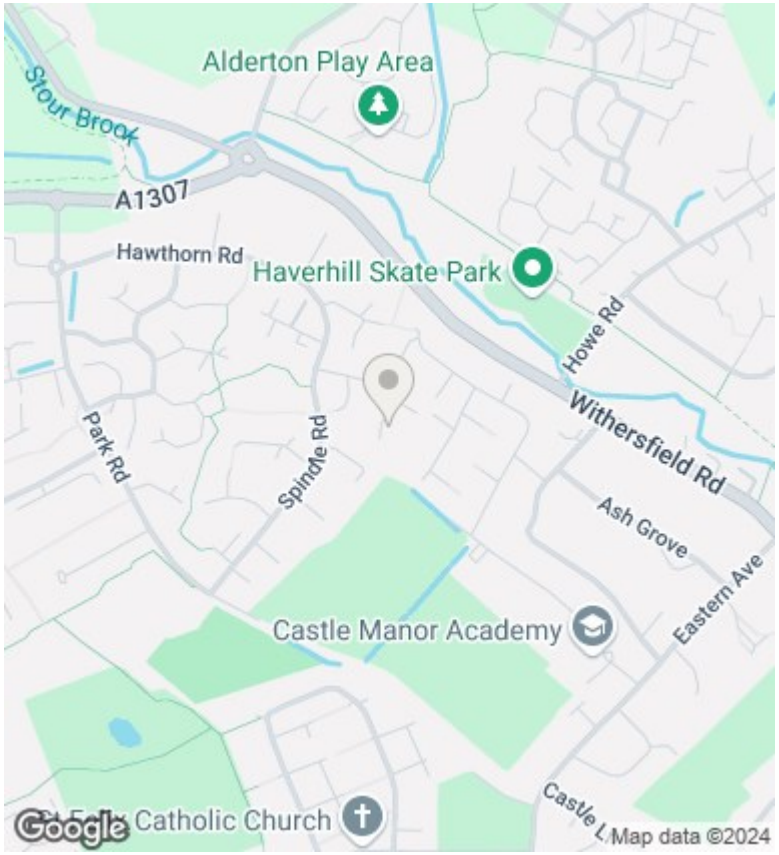
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 81.4 sq. metres (876.2 sq. feet)



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