



JAMIE WARNER  
— ESTATE AGENTS —



## 1 Kirkley Court, Haverhill, CB9 7GY

Guide Price £500,000

- Four Double Bedrooms
- Study/Home Office
- Double Garage & Ample Parking
- En Suite To The Principal Bedroom
- Stunning Kitchen/Family Room & Utility Room
- Generous Landscaped Gardens
- Double Aspect Sitting Room
- Fitted Appliances. Water Softener, House Alarm
- Sought After Cambridge Side Of Town



## 1 Kirkley Court, Haverhill CB9 7GY

Nestled in the sought-after Hanchet Manor development on the Cambridge side of Haverhill, this executive four-bedroom detached house is a true gem. Built in 2001, this property boasts a spacious 1,581 sq ft of living space, perfect for a growing family.

As you step into this inviting home, you are greeted by a double-storey entrance and a stunning galleried landing, adding a touch of elegance to the property. The house has been meticulously improved and renovated throughout, ensuring a modern and comfortable living experience.

One of the highlights of this property is the beautifully designed kitchen/dining room, which serves as the heart of the home, ideal for hosting family gatherings and entertaining guests. With four bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Parking will never be an issue with a double garage and space for up to seven vehicles, making it convenient for both residents and guests.

If you are looking for a spacious, well-maintained family home in a desirable location, this property at Kirkley Court is a must-see.



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

15'7" x 6'8"

A double-glazed entrance door leads to a welcoming and spacious hall with a double-height ceiling that extends to the first floor, forming a visually striking and impressive area. The space features a radiator, Karndean flooring, and a front-facing window.

## WC

The wc features a modern two-piece suite, including a vanity washbasin with a mixer tap, tiled splashbacks, and a low-level WC.

## Study

9'1" x 10'8"

The study features luxurious Karndean flooring, a radiator, and a front window that floods the space with beautiful natural light.

## Sitting Room

18'2" x 11'9"

The sitting room offers dual aspects with windows on both sides - one to the side and the other to the front. It boasts a coal effect fireplace with a marble surround, two radiators, and features two sets of double doors. One set leads to the entrance hall, while the other opens up to the stunning kitchen/dining room.

## Kitchen/Dining Room

9'8" x 29'9"

This exquisite room serves as the heart of the home, enhanced to provide an ideal setting for family gatherings and hosting guests. It features a striking array of coordinated base and eye-level units with granite countertops, a 1+1/2 bowl ceramic sink with a mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, eye-level electric fan-assisted Neff oven, built-in four-ring Neff induction hob with an extractor hood above, water softener, a rear window with views over the garden, twin zone underfloor heating, karndean flooring, and two sets of patio doors leading to the beautiful garden. Additionally, there is space for a small sofa, creating a charming snug area.

## Utility Room

6'2" x 6'8"

Equipped with coordinating base units that complement the kitchen design, this space features a stainless steel sink unit with a single drainer and mixer tap. Additionally, there's a radiator, Karndean flooring, a wall-mounted gas boiler that serves both the heating system and domestic hot water, and a door that opens to the driveway.

## Galleried Landing

An elegant galleried landing, illuminated by a front-facing window, bathes the area in natural light, with doors opening to all first-floor rooms.

## Bedroom 1

13'10" x 11'9"

The spacious main bedroom boasts two built-in double wardrobes, a front-facing window, a radiator, and an en suite with a connecting door.

## En-suite

A beautifully refurbished fitted suite includes a vanity wash hand basin with a mixer tap, a double shower enclosure with a fitted digital shower and glass screen, a low-level WC, tiled splashbacks, a heated towel rail, a window to the side provides natural light

## Bedroom 2

9'5" x 17'5"

This generously proportioned room boasts two rear windows offering garden views, practical built-in double wardrobes with sliding mirrored doors, an additional single storage cupboard, and two radiators.

## Bedroom 3

9'5" x 12'4"

Another spacious double bedroom with a rear-facing window offering views of the garden, equipped with a radiator.

#### Bedroom 4

9'5" x 10'8"

The fourth bedroom is an additional double bedroom with a front-facing window that allows natural light to illuminate the space. It features a built-in cupboard and a radiator.

#### Bathroom

The main bathroom features an appealingly refitted three-piece suite, including a panelled bath with an independent shower, hand shower attachment, and mixer tap. It also boasts a vanity washbasin with a mixer tap and a low-level WC. There is a window to the side and a radiator for added comfort.

#### Outside

The beautifully landscaped rear garden, generously maintained by the current owners, enhances the charm of this stunning home. Step outside to a spacious main patio perfect for entertaining or unwinding. Your gaze will be captivated by the lush lawn framed by an exquisite array of mature flowers and shrubs. A sunken seating area beckons from one corner, while a 14ft x 10ft timber shed offers storage at the other end. A pathway from the patio leads to a personal door into the double garage and a gate providing access to the drive. The front garden features a lush lawn, partially enclosed by a mature hedge and a small tree. A pathway leads to the entrance hall, with the lawn extending around to the side of the property.

#### Double Garage & Parking

The double garage features power and lighting, along with additional storage space in the eaves. It includes two up-and-over doors and direct access to the garden. To the front of the garage there is ample parking for at least three vehicles but there is additional parking to the side of the house for a further two vehicles parked side by side.

#### Viewings

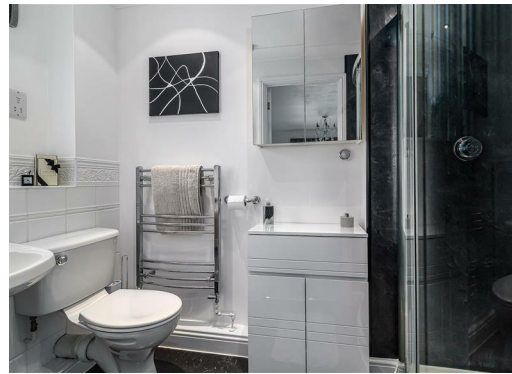
By appointment with the agents.

#### Special Notes

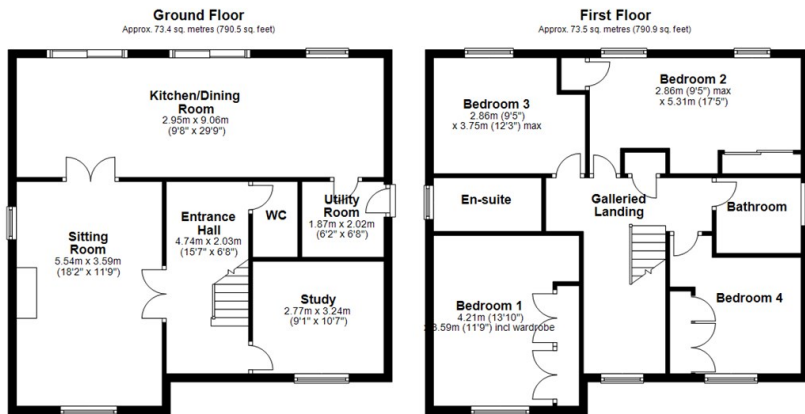
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 146.9 sq. metres (1581.4 sq. feet)

## Viewings

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

## Council Tax Band E

C

