



JAMIE WARNER  
— ESTATE AGENTS —



## 41 Beaumont Court, Haverhill, CB9 8EN

Guide Price £370,000

- Three Double Bedrooms
- South Facing Garden
- Double Glazing
- Sitting Room
- Single Garage & Drive
- Oil Fired Radiator Heating
- Kitchen / Dining Room
- Popular Central Cul De Sac

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## 41 Beaumont Court, Haverhill CB9 8EN

Located in a highly desirable location, and nestled in a beautiful cul de sac, this 3 bedroom property offers the perfect combination of modern living and outdoor lifestyle.

Inside you'll find generous kitchen/dining room, spacious sitting room, modern bathroom and separate WC - all providing the perfect balance of practicality and style.

Outside you'll enjoy a private south facing garden - ideal for the children and entertaining. There is the benefit of a garage plus ample space for additional vehicles.



Council tax band D



Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

#### ENCLOSED PORCH

Double glazed entrance door, door to:

#### WC

Obscure double glazed window to side, comprising pedestal wash hand basin and low-level wc, tiled splashbacks, radiator.

#### ENTRANCE HALL

Double glazed window to side, radiator, stairs to first floor, door to:

#### SITTING ROOM

14'4" x 12'11"

Double glazed window to front, three radiators.

#### KITCHEN/DINING ROOM

15'1" x 9'9"

4.17m (13'8") max x 2.92m (9'7") Fitted base and eye level units with oak worktop space over, stainless steel sink unit with double drainer and mixer tap, plumbing for washing machine, space for fridge/freezer fitted electric oven and ceramic hob, double glazed window to rear, floor mounted oil-fired boiler, double glazed door to garden, door to built-in under-stairs cupboard, double glazed window to side, radiator, double glazed sliding patio doors to garden, double doors to sitting room.

#### FIRST FLOOR

#### LANDING

Double glazed window to side, radiator, door to storage cupboard, door to:

#### MASTER BEDROOM

15'1" x 9'9"

Double glazed window to front, double glazed window to side, door to Storage cupboard.

#### BEDROOM 2

11'5" x 8'11"

Double glazed window to rear.

### BEDROOM 3

8'11" x 8'0"

Door to storage cupboard, double glazed window to front.

### BATHROOM

Comprising panelled bath with electric shower over and pedestal wash hand basin, obscure double glazed window to rear, radiator.

### WC

Obscure double glazed window to rear, comprising low-level wc.

### OUTSIDE

The rear garden is mainly laid to lawn with a patio area from the dining room providing a pleasant area for seating. The garden has been planted with an array of mature flower and shrub displays. A gated access leads to the front garden. The front is mainly to lawn and enclosed by mature hedgerows with double gates leading to the drive and garage.

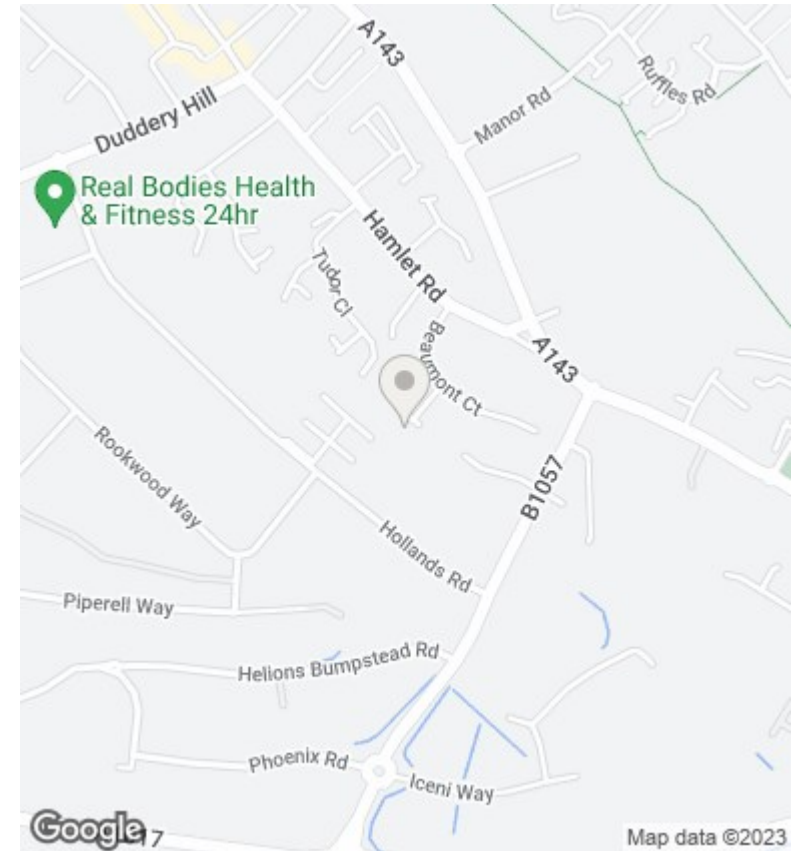
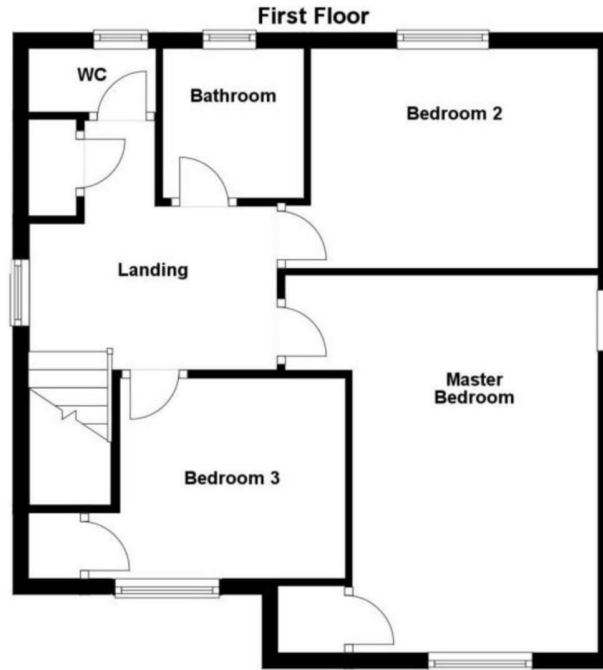
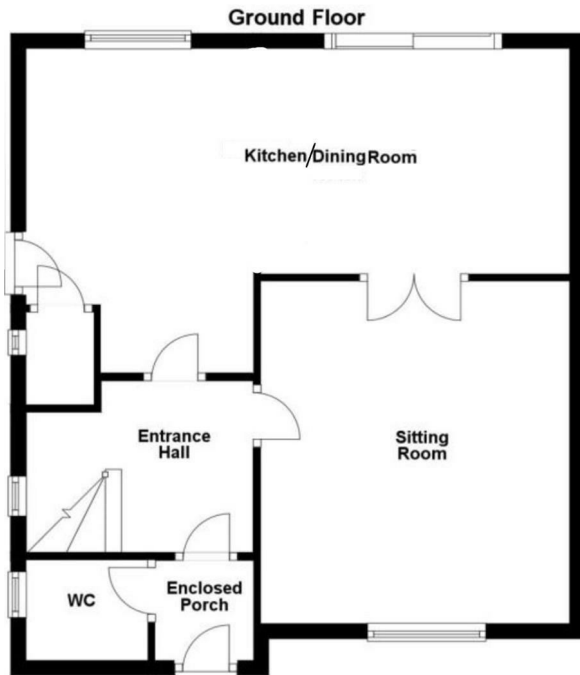
Council Tax Band D

### VIEWINGS

Strictly by appointment with the Agents.







## Viewings

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

## Council Tax Band

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