JAMIE WARNER

– ESTATE AGENTS –

27 Monarch Close, Haverhill, CB9 9QW

Guide Price £335,000

- Three Bedrooms
- Spacious Sitting Room
- Attractive & Generous Gardens
- En Suite to The Main Bedroom
- Modern Bathroom Suite
- Partial Garage Conversion
- Attractive Open Plan Kitchen/Dining Room
- Downstairs WC
- Cambridge Side Of Town

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Welcome to Monarch Close, Haverhill - a delightful spot on the Cambridge side of town. This charming detached house offers a spacious 844 sq ft of living space, tastefully and thoughtfully improved throughout. It's the perfect turnkey property for someone looking for a move-in-ready home.

As you step inside, you'll find a cozy sitting room perfect for relaxing. The kitchen/dining room is definitely a highlight of the ground floor, offering a great space for entertaining and family meals. With three spacious bedrooms and two bathrooms, there's plenty of room for everyone.

One of the best features of this property is the spacious wrap-around garden. It's perfect for kids to play or for you to chill after a long day.

The property also offers off-road parking and a partially converted garage, making for a fantastic garden room.
Don't miss out on the opportunity to own this well-improved property in a sought-after location.

3 2 1 D

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 door leads to the hallway with a radiator, tiled flooring, and stairs to the first floor, granting access to all ground floor rooms.

WC

The WC features a side window and is furnished with a two-piece suite comprising a vanity wash hand basin with a mixer tap, a low-level WC, a full-width wall mirror, a radiator, and tiled splashbacks.

Sitting Room

15'3" x 15'9"

The sitting room is spacious and bright, with natural light streaming in from windows at the front and back. It features two radiators and a built-in storage cupboard.

Kitchen/Dining Room

20'10" x 9'0"

The kitchen dining room features a coordinated array of base and eye-level units with ample worktop space. It includes a 1+1/2 bowl ceramic sink with a mixer tap, provisions for a washing machine and dishwasher, room for a fridge/freezer, and a cooker with a pull-out extractor hood. The room is bright with windows at the rear and side, complemented by a radiator. Tiled flooring adds a touch of elegance, while a door leads out to the garden.

Landing

Window to rear, door to Storage cupboard, Housing the hot water cylinder.

Bedroom 1

9'2" x 12'4"

The main bedroom boasts a window overlooking the rear garden, complete with fitted wardrobes, a radiator, and an en-suite.

En-suite

5'3" x 6'2"

A stylish room featuring a new three-piece suite including a vanity wash basin with tiled splashbacks, a tiled shower enclosure with an electric shower and glass screen, and a low-level WC. It also boasts a heated towel rail, a side window, a radiator, and tiled flooring.

Bedroom 2

8'7" x 11'10"

A spacious double bedroom with a front-facing window, showcasing elegant shaker-style wall panelling, built-in wardrobes, and a radiator.

Bedroom 3

6'4" x 8'6"

Bedroom 3 features a rear window, offering natural light, along with a radiator.

Family Bathroom

6'4" x 6'2"

A stylish modern room featuring a three-piece suite including a panelled bath with a separate power shower and mixer tap, a vanity wash hand basin with mixer tap, and a low-level WC. Adorned with tiled splashbacks, a heated towel rail, a window overlooking the rear, a radiator, and tiled flooring.

Outside

The property features a spacious garden wrapping around the house, with the primary access point being from the kitchen/dining area, ideal for hosting gatherings. The garden predominantly comprises a well-maintained lawn and is bordered by timber fencing. A pathway encircles the property leading to a sizable paved section. Additionally, a private entrance grants access to the garage/office.

Garage & Driveway

The garage has been transformed into a room, currently serving as a home office. It features shaker-style wall panelling on one wall, along with ceiling spotlights. The front section of the garage is still available for storage, accessible through an up-and-over door. A tarmac driveway leads to the garage, offering off-road parking for a couple of vehicles.

Viewings

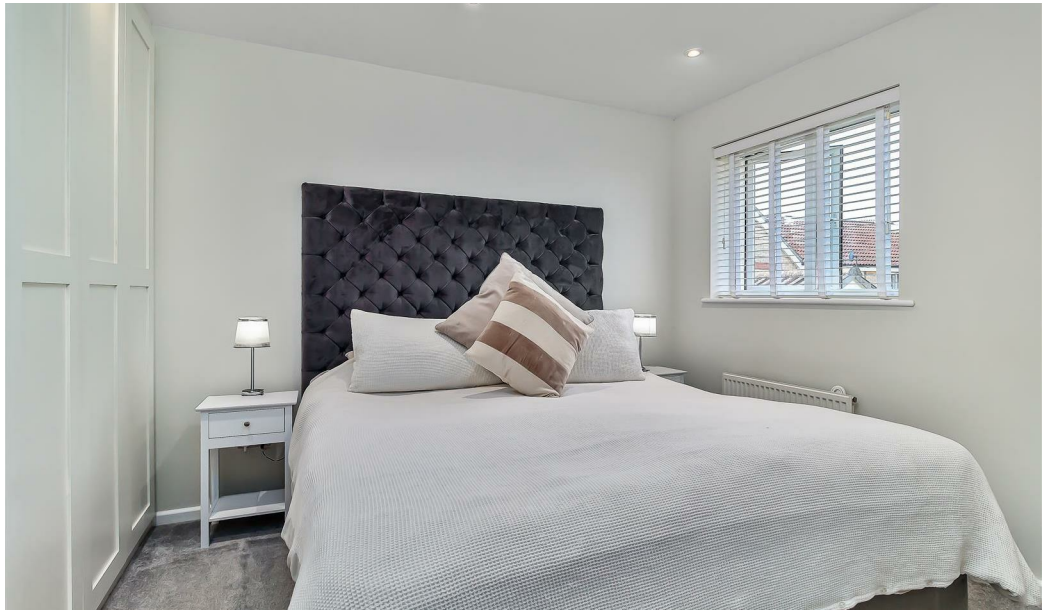
By appointment with the agents.

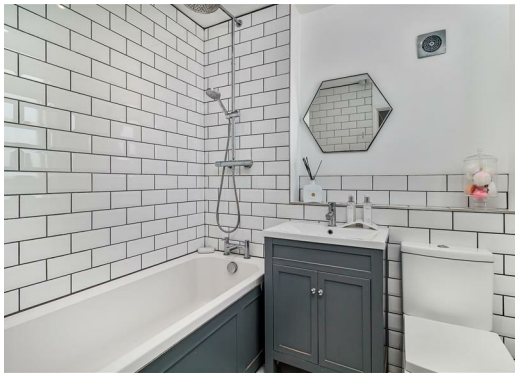
Special Notes

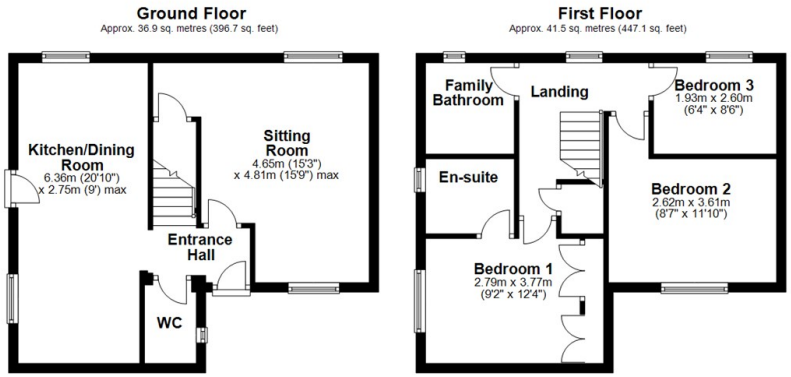
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

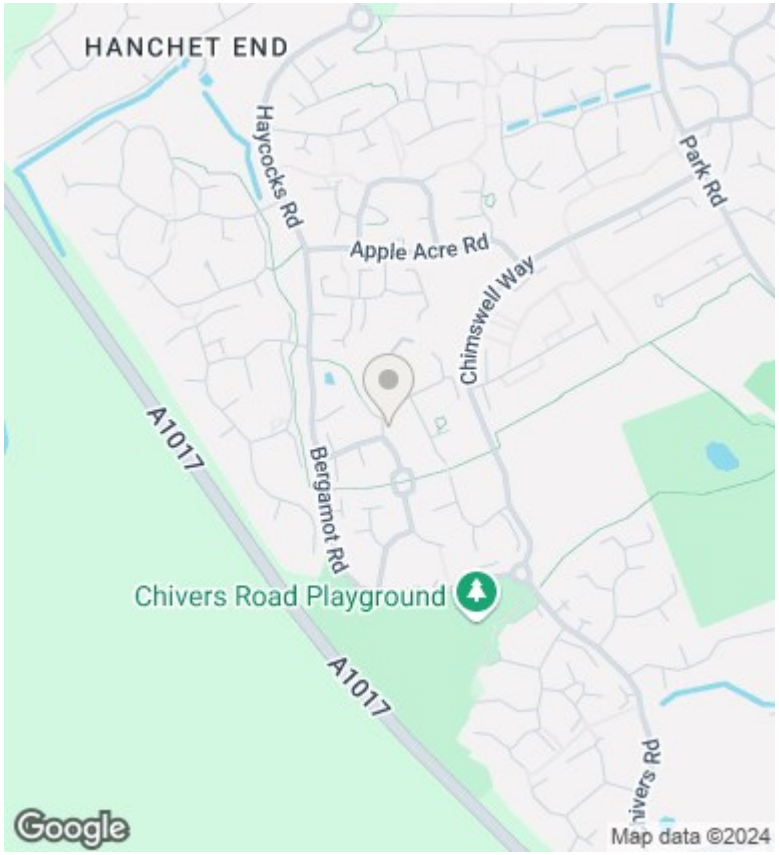
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 78.4 sq. metres (843.8 sq. feet)



Viewings

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

Council Tax Band C

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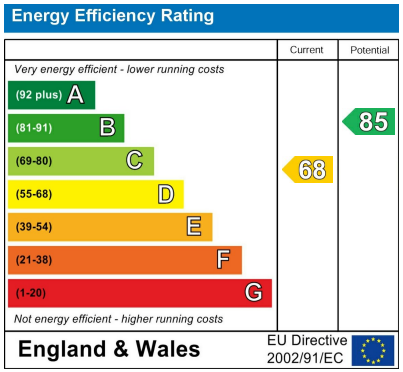

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