



JAMIE WARNER  
— ESTATE AGENTS —



## 57 Helions Park Avenue, Haverhill, CB9 8BN

£335,000

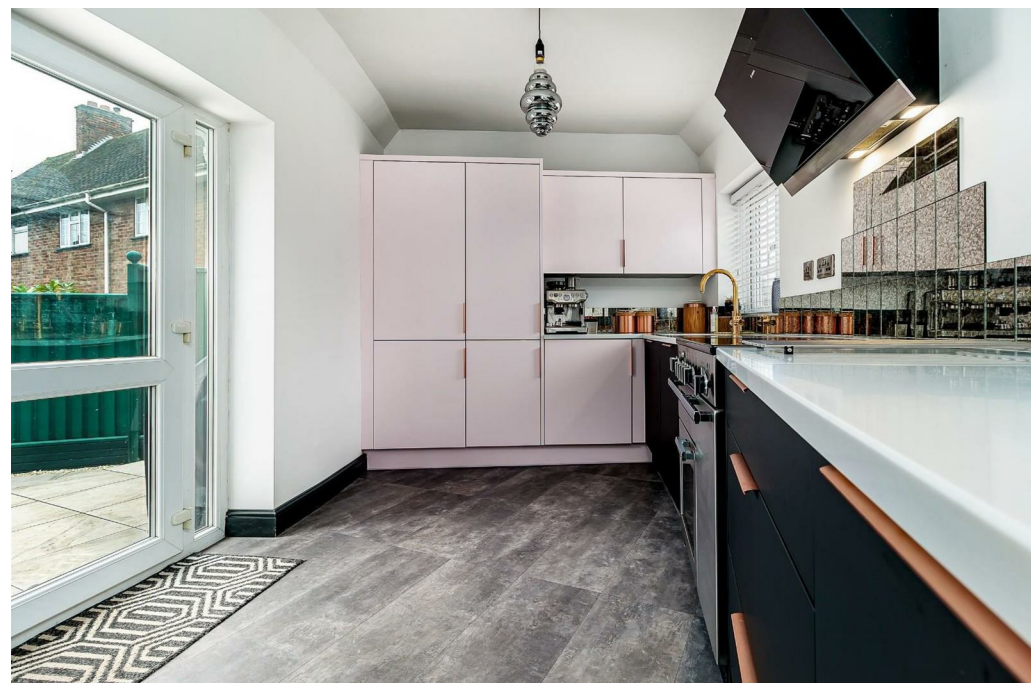
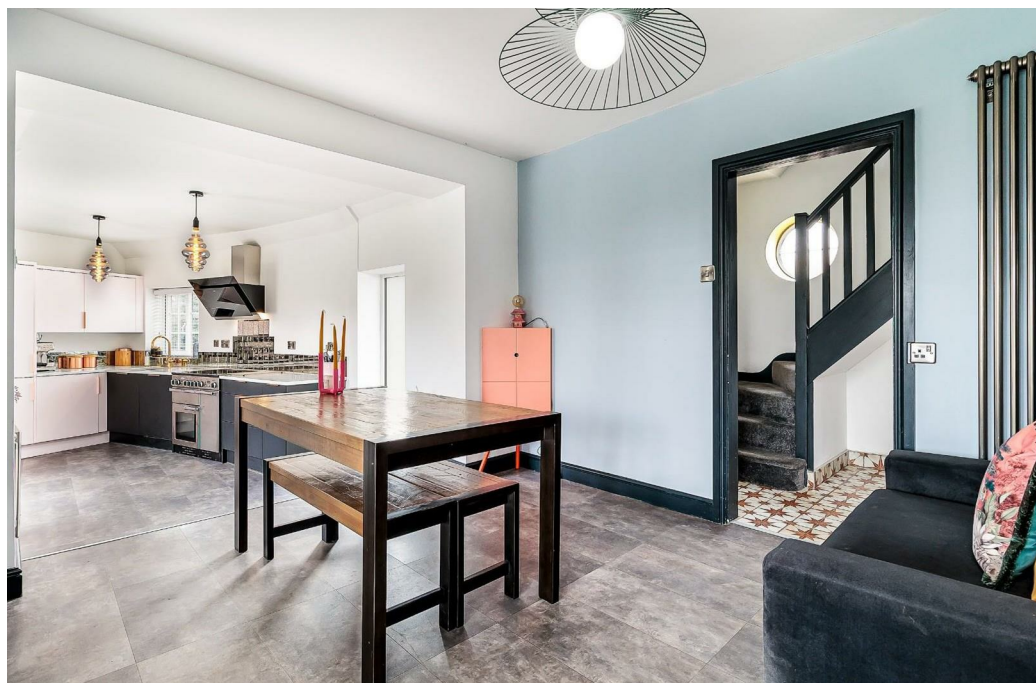
- Elegantly styled family home
- Open-plan kitchen and dining
- Downstairs WC included
- Three bedrooms, semi-detached
- Garden entertainment area
- Off-road gated parking
- Walking distance to town
- Landscaped garden with putting green
- Popular non-estate location

## 57 Helions Park Avenue, Haverhill CB9 8BN

Discover this elegantly styled three-bedroom semi-detached family home, perfectly situated within walking distance of town center amenities. The property boasts a stunning open-plan kitchen and dining area with integrated appliances and quartz countertops, along with a cozy sitting room. Enjoy outdoor living with a brilliant, weather-proof garden entertainment area and a beautifully landscaped garden featuring an artificial lawn and a golf putting green. Additional conveniences include a downstairs WC and off-road parking for several vehicles on a gated drive. This home offers both luxury and practicality in a popular, non-estate location.



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 opens to an elegant hall, featuring a front-facing window that bathes the space in natural light. The area is enhanced with a radiator, tiled flooring, and a staircase leading to the first floor.

## WC

The WC features a side window and includes a two-piece suite comprising a wall-mounted wash hand basin with a mixer tap and tiled splashbacks, along with a low-level WC. It also has a radiator and tiled flooring.

## Sitting Room

17'4" x 10'11"

The sitting room is an inviting and cozy space, featuring a double aspect design a radiator and elegant Karndean flooring.

## Dining Area

11'1" x 11'6"

The dining area boasts elegant French doors that open to the outdoor entertainment space. Featuring Karndean flooring, it seamlessly flows into a stunning kitchen, accented by elegant tiled steps that lead down into the room. Additionally, there are two built-in storage cupboards for added convenience and style.

## Kitchen

8'4" x 18'0"

This stunning room elevates the home's high standard with tasteful decoration. It boasts a seamless array of base and eye-level units, ample quartz countertops, and a sink with a swan neck kettle mixer tap. Integrated appliances include a fridge/freezer, washing machine, and dishwasher. There's also space for a range cooker with an extractor hood. Bathed in natural light from a rear window, two front windows, and a garden door, the room features a radiator and attractive Karndean flooring.

## Outdoor Entertainment Area

A charming enclosed oak timber entertaining area featuring sleek anthracite grey composite decking. Enjoy year-round comfort with a solid roof, wall mounted electric heaters, complete with power and lighting. Elegant steps gracefully descend to the garden.

## Landing

Window to front, built-in cupboard, access to all first floor rooms.

## Bedroom 1

11'1" x 12'0"

The master bedroom is a spacious double, featuring a rear-facing window with garden views, a radiator, and a built-in cupboard.

## Bedroom 2

11'1" x 11'4"

Similar to the main bedroom, Bedroom 2 is also a double room featuring a window at the rear that offers a view of the garden. It includes a radiator and a built-in cupboard.

## Bedroom 3

7'10" x 8'1"

A spacious single bedroom featuring a front-facing window, a radiator, and a built-in cupboard.

## Shower Room

Equipped with a three-piece suite, this includes a tiled shower enclosure with an electric

shower and glass screen, a low-level WC, and a heated towel rail. It features tiled splashbacks and a side window for added light.

#### Outside

The rear garden is a masterpiece of thoughtful landscaping, offering a low-maintenance paradise to enjoy year-round! From the stunning entertainment area, descend to an elegant porcelain patio perfect for relaxing under the sun. A charming pathway leads to another delightful patio at the garden's end. The main section flaunts a pristine artificial lawn, and for golf enthusiasts, your very own putting green awaits for endless practice! Attached to the house is a quaint brick outhouse providing ample storage space.

#### Off-Road Parking

The front of the property features block paving, offering ample parking space for several vehicles, ideal for a growing family. The driveway, situated behind double iron gates and mature hedges, enhances the property's kerb appeal.

#### Viewings

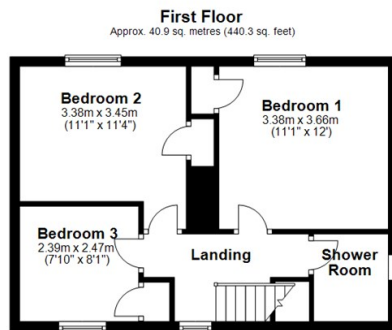
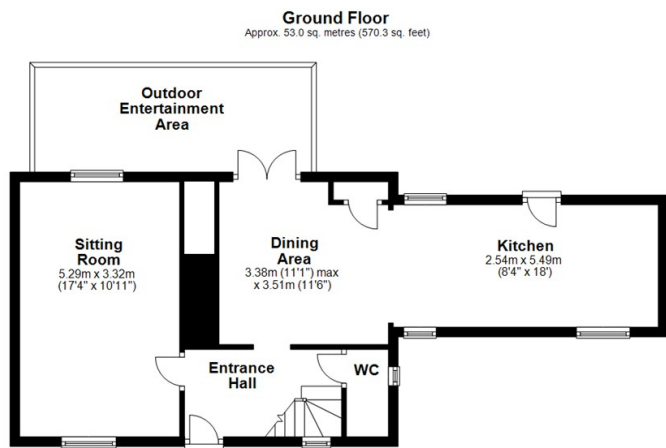
By appointment with the agents.

#### 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. 93.9 sq. metres (1010.6 sq. feet)



## Viewings

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