



## 22 Cramswell Close, Haverhill, CB9 9QL

Guide Price £286,950

- Modernised home in prime location
- Three well-proportioned bedrooms
- Single garage with power supply
- Bright, spacious sitting room
- Stylish family bathroom with shower
- Off-road parking on tarmac drive
- Contemporary kitchen with integrated appliances
- Generous garden with composite decking
- Energy-efficient with solar panels

## 22 Cramswell Close, Haverhill CB9 9QL

Situated on the desirable Cambridge side of town, this beautifully modernised home offers stylish and tasteful living throughout. The property features a welcoming entrance hall, a bright and spacious sitting room, and a contemporary kitchen/dining room fitted with integrated appliances and French doors leading to the rear garden. Upstairs, there are three well-proportioned bedrooms, including two doubles with built-in storage, and a modern family bathroom with a sleek three-piece suite. The rear garden is generous and well-maintained, featuring a composite decking area and a lawn, perfect for outdoor living. The property also benefits from a single garage with power, lighting, and a tarmac driveway for off-road parking. Notably, the home is equipped with solar panels for energy efficiency and sustainability, adding to its appeal. With thoughtful modernisation and an excellent location, this property offers a wonderful opportunity.



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

Welcoming entrance hall with a radiator, wooden flooring, and stairs leading to the first floor. Door opens to:

### Sitting Room

4.62m (15'2") x 4.46m (14'8")

Bright and spacious sitting room with a window to the front aspect, radiator, and a door leading to the kitchen/dining room.

### Kitchen/Dining Room

4.46m (14'8") x 3.08m (10'1")

Well-appointed kitchen/dining room fitted with a range of matching base and eye-level units, worktop space, and a sink unit with single drainer and mixer tap. Integrated appliances include a fridge/freezer, dishwasher, washing machine, electric fan-assisted oven, and a four-ring ceramic hob with pull-out extractor hood. A window offers views over the rear garden, with French doors opening directly to the outdoor space. Radiator included.

### First Floor

### Landing

Landing with a side window, loft access, a built-in cupboard housing the wall-mounted combination boiler, and doors to all first-floor rooms.

### Bedroom 1

3.75m (12'4") x 2.46m (8'1")

Double bedroom with a window overlooking the rear garden, radiator, and a built-in double cupboard.

### Bedroom 2

3.32m (10'11") x 2.54m (8'4")

Front-facing double bedroom featuring a fitted suite of wardrobes, bedside tables, display shelving, chest of drawers, overhead storage, and a radiator.

### Bedroom 3

2.70m (8'10") x 1.99m (6'6")

Single bedroom with a window to the rear aspect and a radiator.

### Bathroom

Modern bathroom fitted with a three-piece suite, including a panelled bath with independent shower and folding glass screen, pedestal wash hand basin, and low-level WC. Tiled splashbacks, heated towel rail, and a front-facing window.

## Outside

The rear garden offers a generous composite decking area, ideal for relaxation, with steps leading down to a lawned section complete with a timber garden shed. The garden is enclosed by timber fencing, with a side gate providing access to the front of the property and driveway. An outdoor tap is also included.

## Garage & Drive

To the side of the property is a tarmac driveway providing off-road parking and leading to the single garage. The garage features an up-and-over door, power, lighting, and additional storage space in the eaves.

## Viewings

By appointment with the agents.

## Special Notes

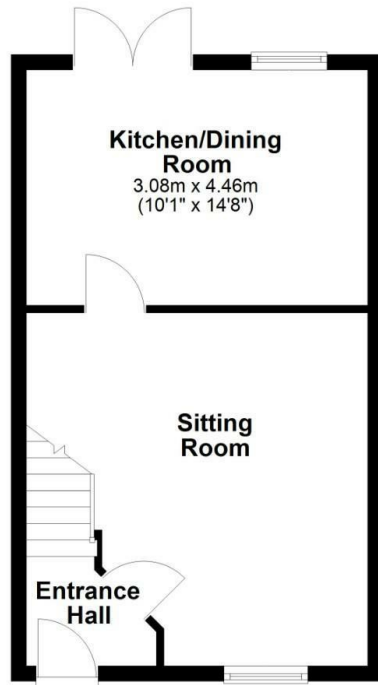
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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





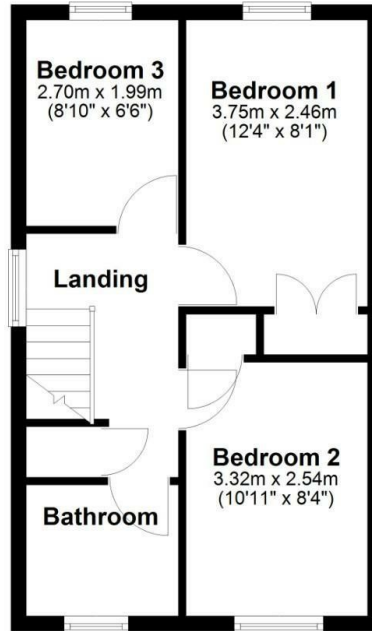
### Ground Floor

Approx. 34.8 sq. metres (374.2 sq. feet)

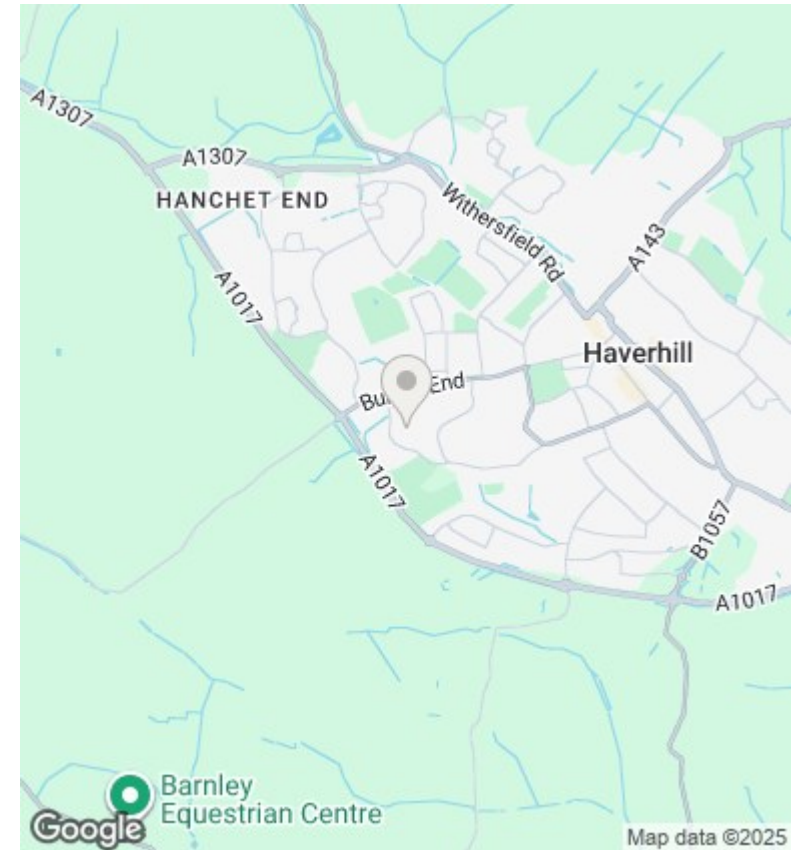


### First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 70.4 sq. metres (758.0 sq. feet)



### Directions

### Viewings

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

### Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>96</b>	<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	