



JAMIE WARNER
— ESTATE AGENTS —



15 Boleyn Way, Haverhill, CB9 9PH

£335,000

- Refurbished three-bedroom family home
- Spacious sitting room for comfort
- Stylishly updated family bathroom
- Desirable Cambridge-side location
- Light-filled conservatory space
- Garage and generous driveway
- Stunning new kitchen/dining room
- Principal bedroom with en suite
- Move-in-ready, no onward chain

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This beautifully refurbished three-bedroom family home is perfectly situated on the desirable Cambridge side of town. Boasting a stunning brand-new kitchen/dining room, a spacious sitting room, and a light-filled conservatory, this property offers ample space for modern living. The principal bedroom features a luxurious new en suite, complemented by a stylishly updated family bathroom. Additional highlights include a downstairs WC, a pleasant rear garden, and the practicality of a garage with a generous driveway. With no onward chain, this is a fantastic opportunity to secure a move-in-ready home.



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

Through the double-glazed entrance door, you step into a welcoming hallway featuring a front-facing window, a radiator, wooden flooring, and a staircase leading to the first floor.

WC

The WC features a side-facing window and is fitted with a two-piece suite, including a wall-mounted wash hand basin with a mixer tap and tiled splashback, as well as a low-level WC. A radiator is also present.

Kitchen/Dining Room

22'5" x 9'0"

Equipped with a coordinated selection of base and wall-mounted units, this kitchen offers ample worktop space and practicality. It features a stainless steel sink with a single drainer

and mixer tap, plumbing for a washing machine, and designated space for a fridge/freezer. Cooking appliances include a fitted electric fan-assisted oven and a built-in four-ring gas hob topped with an extractor hood. The room is brightened by windows to both the front and rear, while two radiators ensure warmth. The tiled flooring adds durability and style, and a wall-mounted gas boiler efficiently provides heating and hot water. Additional access is offered through a door leading to the rear garden and another connecting to the sitting room.

Sitting Room

15'6" x 11'3"

The sitting room is generously sized, featuring a radiator, elegant wooden flooring, and an archway leading to the conservatory.

Conservatory

9'3" x 8'5"

Constructed with a half-brick base and uPVC double glazing, this space features a durable double-glazed polycarbonate roof. It includes a ceiling fan, power outlets, and lighting, complemented by elegant wooden flooring. French doors open directly onto the garden, seamlessly blending indoor and outdoor living.

Landing

Window to side, radiator, built-in cupboard housing a pressure water cylinder.

Bedroom 1

12'3" x 11'9"

The main bedroom features a rear-facing window with views of the garden, a radiator for added comfort, and its own private en-suite bathroom.

En-suite

Featuring a three-piece suite that includes a pedestal wash hand basin with a stylish mixer tap, a tiled shower enclosure with a fitted shower and glass screen, and a low-level WC. The room also benefits from a side window and a radiator.

Bedroom 2

12'3" x 8'7"

The second bedroom is a spacious double room featuring a rear-facing window that offers lovely views of the garden, along with a radiator for added comfort.

Bedroom 3

6'5" x 7'0"

A cozy single bedroom featuring a front-facing window and a radiator for added comfort.

Bathroom

Featuring a three-piece suite that includes a vanity wash hand basin with a mixer tap, a spacious double shower with a fitted showerhead and glass screen, and a low-level WC. The room is complemented by a front-facing window and a radiator.

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.

Viewings

By appointment with the agents.

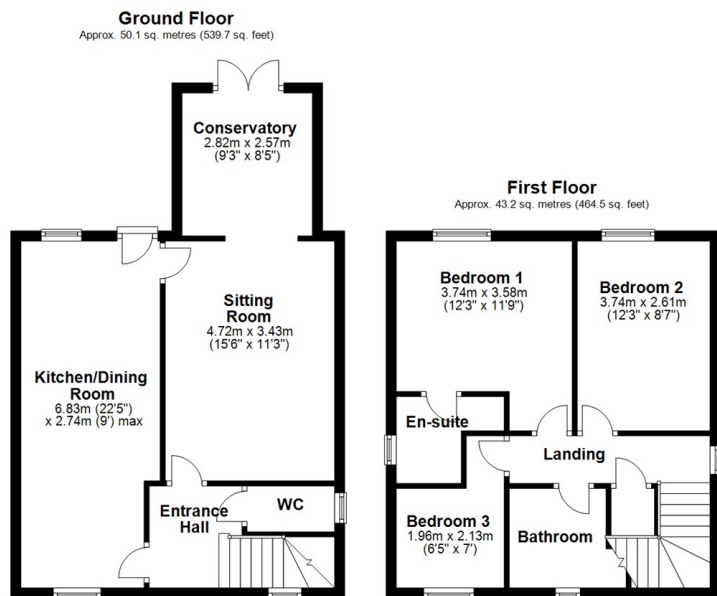
Outside

The rear garden features a paved patio directly accessible from the house, creating a perfect space for outdoor seating. Beyond the patio lies a well-maintained lawn, bordered by mature shrubs and hedges that add charm and privacy. The garden is fully enclosed by timber fencing and includes a gate providing access to the driveway. Additionally, there is a convenient personal door leading to the garage.

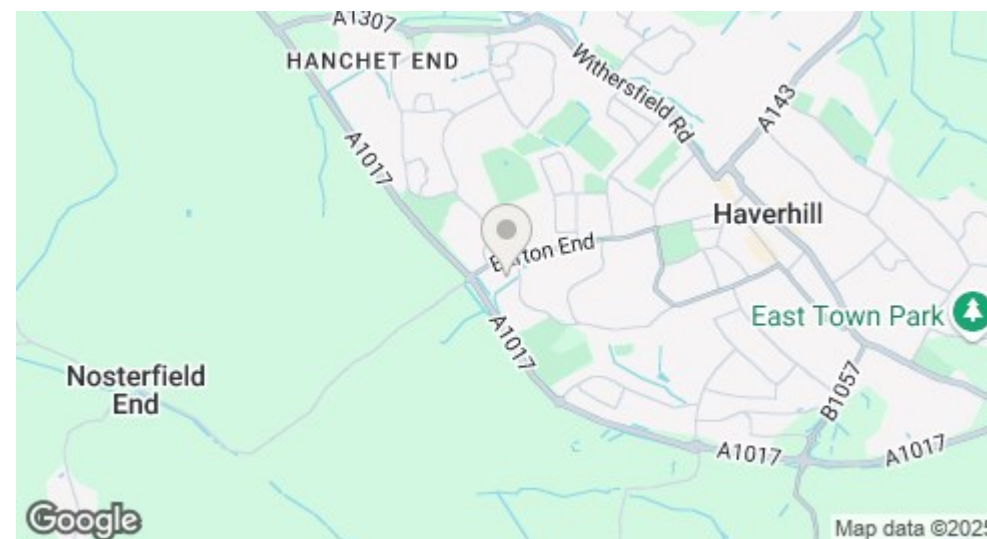
Garage & Drive







Total area: approx. 93.3 sq. metres (1004.2 sq. feet)



Viewings

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

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