JAMIE WARNER
– ESTATE AGENTS –

11 Mallow Walk, Haverhill, CB9 7YG

£250,000

- Popular Chimswell development
- Spacious sitting room
- Modern family bathroom & downstairs WC
- Cambridge side of Haverhill
- Open plan kitchen/dining
- Enclosed rear garden
- Overlooking a pleasant green
- Three good sized bedrooms
- Workshop with power connected

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THREE BEDROOM HOME FRONTING GREEN ON POPULAR CHIMSWELL DEVELOPMENT

Located on the sought-after Chimswell development on the Cambridge side of Haverhill, this well-presented end-terrace home enjoys a pleasant outlook over a green. The accommodation includes a welcoming entrance hall, ground floor WC, bright kitchen/dining room, and a generous sitting room opening onto the garden. Upstairs offers three well-proportioned bedrooms, each with storage, together with a modern family bathroom.

Outside, the property benefits from a neatly enclosed front garden, while the rear garden features a patio with pergola, lawn and a brick-built workshop with power and light connected, ideal for conversion into a home office or studio. A rear gate provides access to the communal parking area.

3 1 1

Council Tax Band: B

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.

Ground Floor

Entrance Hall
Welcoming entrance with tiled flooring, stairs rising to the first floor, and access to the ground floor accommodation.

WC
Neatly presented with window to the front, vanity wash hand basin with mixer tap and tiled splashbacks, low-level WC, tiled flooring, and wall-mounted gas boiler serving the heating and hot water system.

Kitchen/Dining Room – 4.80m (15'9") max x 4.34m (14'3") max
A bright and practical space fitted with matching units and round-edged worktops, incorporating a stainless steel sink with mixer tap and drainer. There is plumbing for a washing machine, space for fridge/freezer and cooker with extractor hood over. A front aspect window provides natural light, complemented by tiled flooring and a useful built-in storage cupboard. Open plan access leads to:

Sitting Room – 5.35m (17'7") x 3.09m (10'2")
A generous reception room with wooden flooring, rear aspect window and French doors opening directly to the garden. Radiator and additional storage cupboard complete the space.

First Floor

Landing
Spacious landing with built-in airing cupboard housing the hot water cylinder and an additional storage cupboard. Loft access with drop-down ladder, and doors to all first-floor rooms.

Bedroom 1 – 3.50m (11'6") x 3.30m (10'10")
A comfortable double bedroom with front aspect window, radiator, built-in double cupboard, and further storage cupboard.

Bedroom 2 – 3.83m (12'7") x 2.61m (8'7")
Well-proportioned double bedroom with rear aspect window, two radiators, and a built-in double cupboard.

Bedroom 3 – 2.64m (8'8") x 2.25m (7'5")
A versatile third bedroom with rear aspect window, radiator, and storage cupboard.

Bathroom – 1.95m (6'5") x 1.92m (6'3")
Fitted with a modern three-piece suite comprising panelled bath with independent power shower and glass screen, pedestal wash hand basin and low-level WC. Finished with tiled splashbacks, heated towel rail, tiled flooring and front aspect window.

Outside

Front Garden
The property is set behind a charming picket-style fence with gated access. A pathway leads through the front garden to the entrance door, with low-maintenance planting and a neat frontage creating an attractive approach.

Rear Garden
The rear garden offers a private and well-arranged outdoor space, featuring a paved patio with pergola that provides an ideal setting for seating and entertaining. A central pathway leads across a neatly kept lawn to a brick-built workshop, which benefits from power and

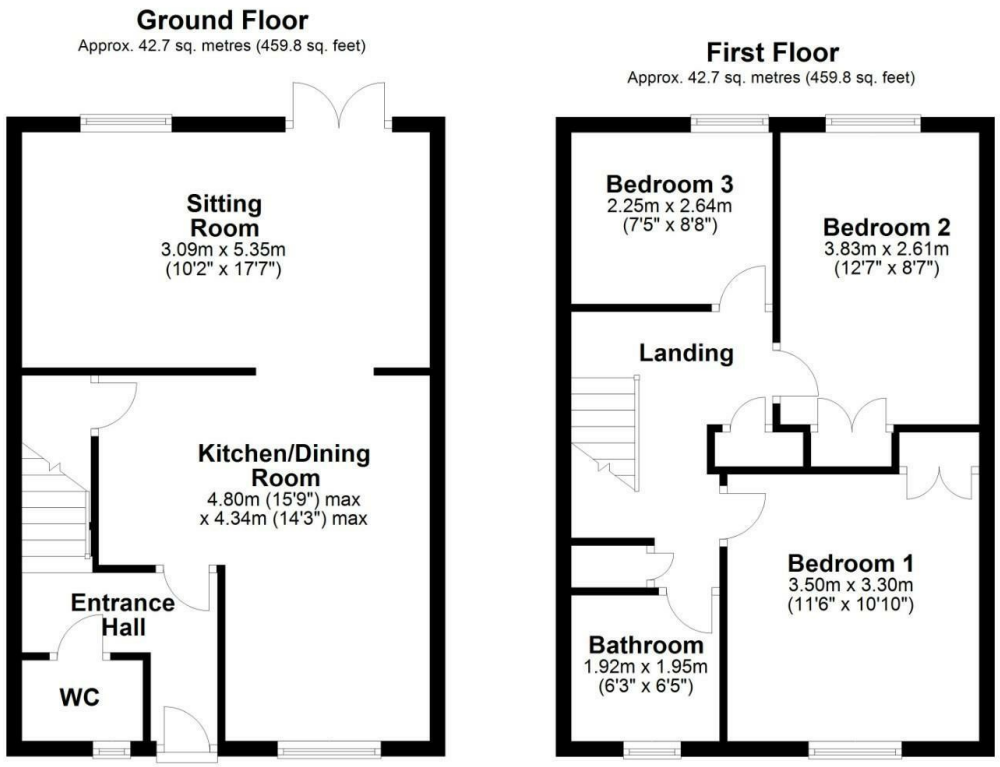
light connected and presents excellent potential for conversion into a home office or studio. The garden is enclosed by panel fencing with planted borders and a rear gate opening to the communal parking area.

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. 85.4 sq. metres (919.6 sq. feet)

Viewings

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

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