JAMIE WARNER
– ESTATE AGENTS –

65 Mallow Walk, Haverhill, CB9 7YG

Guide Price £220,000

- Charming three-bedroom family house
- Spacious sitting room
- Gas radiator heating
- Sought-after Chimswell development
- Delightful rear garden
- Perfect for growing families
- Well-appointed kitchen/dining room
- Upvc double glazing
- Overlooks pleasant green area

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This charming three-bedroom family house is situated in the sought-after Chimswell development, on the Cambridge side of town. Boasting a well-appointed kitchen/dining room and a spacious sitting room that opens onto a delightful rear garden, the property offers numerous benefits. With Upvc double glazing and gas radiator heating, it ensures both comfort and energy efficiency. Perfect for growing families, the house also overlooks a pleasant green area.

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Council Tax Band: B

Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Entrance Hall

As you enter the hall, you will find the entrance door, stairs leading to the first floor, and a convenient double storage cupboard which houses the wall-mounted gas-fired boiler. There is also a doorway that leads to the kitchen/dining room.

Kitchen/Dining Room

12'9" x 11'5"

The kitchen/dining room features a cohesive set of base and eye-level units, with ample worktop space. It includes a 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, an integrated dishwasher, a fitted electric fan-assisted oven, and a built-in four-ring ceramic hob with an extractor hood above. The room is brightened by a window at the front and has a radiator for warmth. The space seamlessly flows into the sitting room, creating an open and inviting atmosphere.

Sitting Room

10'0" x 17'8"

The sitting room is generously sized, with a window overlooking the rear garden. It features a radiator with a decorative cover, French doors that lead to the garden, a beautiful panelled wall, and wooden flooring.

Landing

Built-in airing cupboard, loft access, doors accessing all first floor rooms.

Bedroom 1

12'2" x 8'9"

A lovely double bedroom with a window that offers a view of the rear garden. It features a built-in double wardrobe, radiator, and attractive wooden flooring.

Bedroom 2

8'7" x 8'9"

A delightful double bedroom with a window to the front, providing ample natural light. It features a radiator, beautiful wooden effect flooring, and a built-in double wardrobe, offering plenty of storage space.

Bedroom 3

7'6" x 8'9"

This spacious single bedroom is complete with a rear window offering views of the garden. It features a radiator and a convenient built-in storage cupboard.

Bathroom

The bathroom features a three-piece suite, including a panelled bath with an electric shower and a mixer tap, a pedestal wash hand basin with a mixer tap, and a low-level WC. It is equipped with tiled splashbacks and two windows to the front, providing ample natural light. The space is completed with a radiator.

Outside

The rear garden features a conveniently located paved patio area right next to the house, creating a pleasant seating spot. The main garden consists of a well-maintained lawn with a pathway that leads to an additional seating area located at the end of the garden. Here, you'll also discover a brick built shed and a gate that provides access to the residents' parking area. The front garden, also laid to lawn, showcases a pathway that guides you to the entrance door.

Viewings

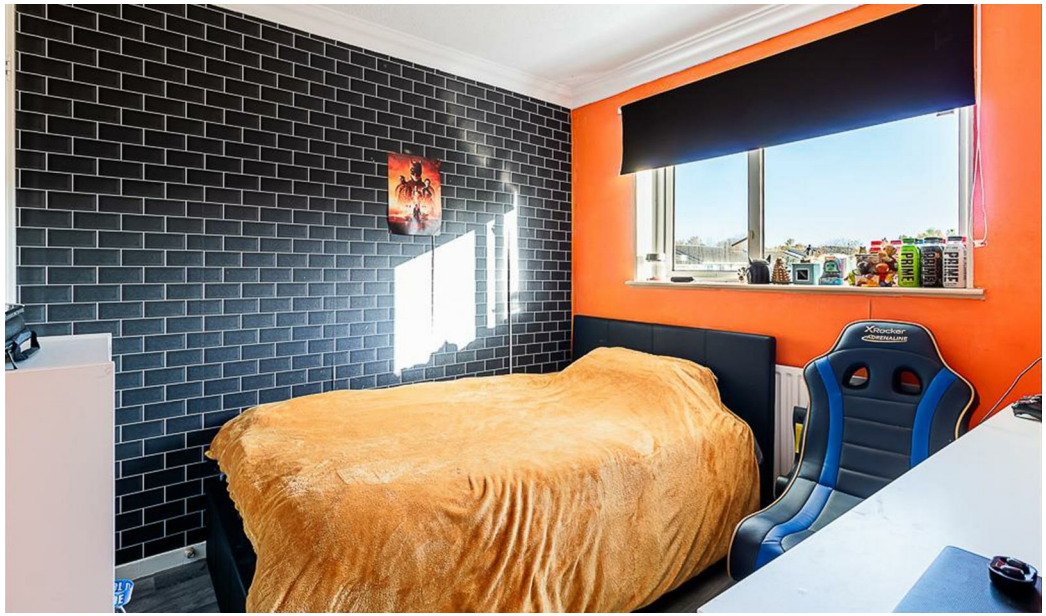
By appointment with the agents.

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.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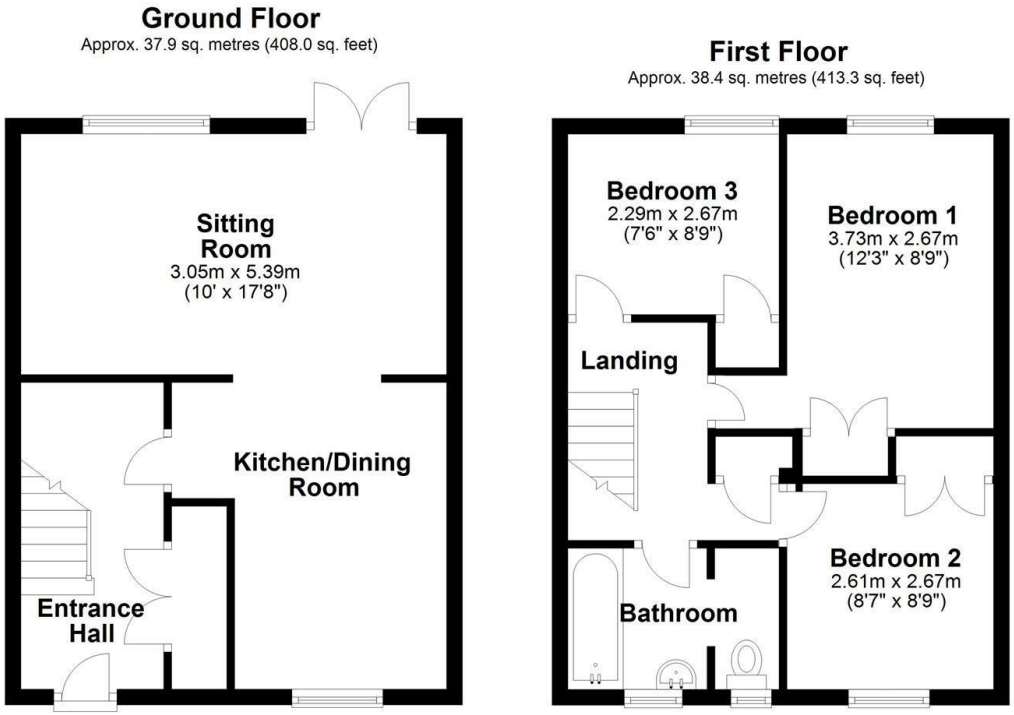
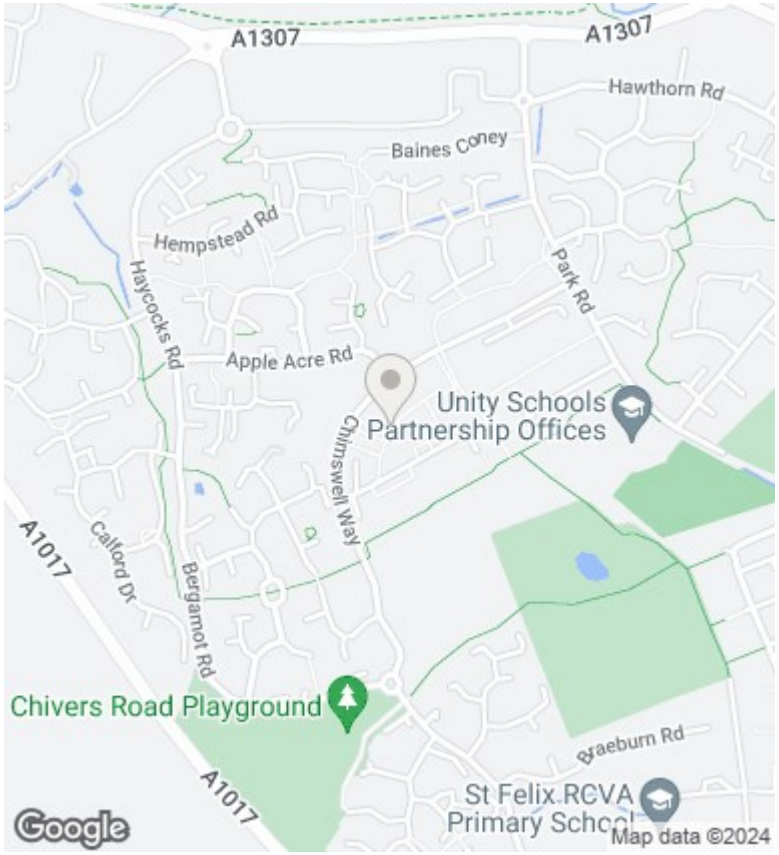


Total area: approx. 76.3 sq. metres (821.3 sq. feet)



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