JAMIE WARNER
ESTATE AGENTS

15 Calford Drive, Haverhill, CB9 7WH

£500,000

- Luxury executive-style detached home
- Breathtaking kitchen/family room
- Handy utility room
- Four/five-bedroom property
- Beautiful garden room
- Re-fitted bathroom and en suite
- Cambridge side of town
- Spacious sitting room
- Landscaped gardens and double garage

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

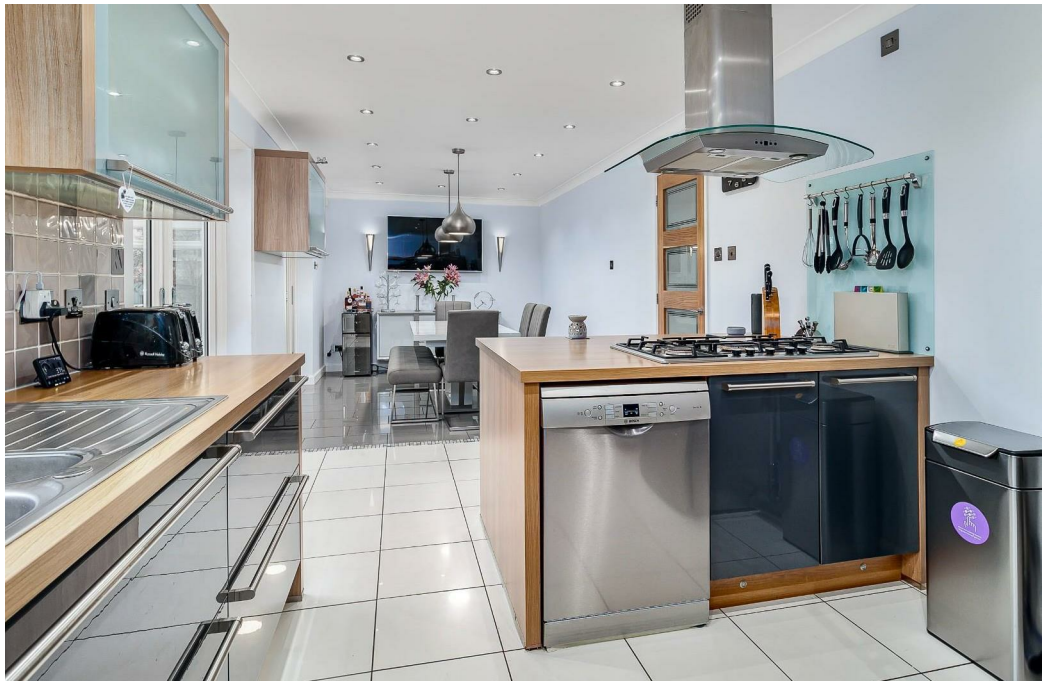
jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

15 Calford Drive, Haverhill CB9 7WH

Discover luxury living in this stunning four/five-bedroom executive-style detached home at the prestigious Hanchet Manor Development. Situated conveniently on the Cambridge side of town, this exquisite property boasts a breathtaking kitchen/family room, a beautiful garden room, and a spacious sitting room perfect for family gatherings. With a handy utility room and a dedicated study, this home is both practical and stylish. The re-fitted bathroom, en suite, and downstairs WC add a touch of modern convenience. Enjoy serene living with landscaped gardens, a double garage, and ample parking.

5 2 2

Council Tax Band: E



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

15'7" x 6'9"

A double-glazed entrance door opens into a welcoming, spacious hall with a double-height ceiling that reaches up to the first floor, creating a visually striking and impressive area. The space is enhanced with oak flooring, a radiator, a front-facing window, and an under-stairs storage cupboard.

WC

The wc boasts a contemporary two-piece suite, featuring a vanity washbasin with a mixer tap, tiled splashbacks, a low-level WC, and oak flooring.

Study

10'0" x 8'11"

The study boasts elegant oak flooring, a cozy radiator, and a front window that bathes the space in stunning natural light.

Sitting Room

18'2" x 11'10"

The sitting room features a front-facing window that floods the space with natural light. It's a spacious and versatile area, complete with two radiators for added comfort.

Kitchen/Dining Room

25'4" x 16'0"

This exquisite room serves as the heart of the home, designed to create the perfect ambiance for family gatherings and entertaining guests. It boasts a stunning array of coordinated units with elegant wood countertops and a matching breakfast bar. Features include a sleek stainless steel sink with a mixer tap, stylish tiled splashbacks, and ample space for a fridge/freezer and dishwasher. Enjoy the convenience of an eye-level electric fan-assisted oven, microwave combi oven, warming drawer, and a built-in five-ring gas hob with an extractor hood. A rear window offers delightful garden views, while dual zone, underfloor heating and tiled flooring add comfort and charm. French doors open to the garden, and a set of bi-folding doors lead to the conservatory, enhancing the seamless indoor-outdoor flow.

Garden Room

9'3" x 8'5"

The conservatory is a charming space offering panoramic views of the garden. Recently upgraded with a modern warm roof, it provides year-round usability. Elegant details such as pelmet spotlights and tiled flooring enhance the room's sophistication.

Utility Room

6'7" x 6'3"

The utility room is outfitted with matching base units that seamlessly blend with the kitchen's design. It includes a stainless steel sink with a single drainer and mixer tap. The room is further enhanced by a radiator, tiled flooring, and a wall-mounted gas boiler that powers both the heating system and domestic hot water. A door provides access to the garden, adding to the room's functionality.

FIRST FLOOR

Galleried Landing

An elegant galleried landing, graced by a front-facing window, floods the space with natural light, inviting you to explore all the first-floor rooms through its welcoming doors. A ceiling hatch provides access to the loft which mostly boarded and lighting.

Bedroom 1

12'11" x 11'10"

The expansive main bedroom features stylish fitted wardrobes with sleek sliding doors, a large front-facing window that invites ample natural light, a cozy radiator, and a luxurious en suite accessible through a connecting door.

En Suite

8'9" x 4'9"

A beautifully refurbished suite boasts a sleek vanity washbasin with a mixer tap, a luxurious double shower enclosure with a digital power shower, additional rainfall shower head and elegant glass screen, and a modern low-level WC. The room features full-height tiling on all walls and the comfort of a heated towel rail, all illuminated by natural light from the side window.

Bedroom 2

11'10" x 9'10"

A spacious double bedroom with a cozy radiator and a rear-facing window offering delightful views of the beautiful garden.

Bedroom 3

10'11" x 10'7"

Another double bedroom features built-in wardrobes and a front-facing window that fills the space with natural light.

Bedroom 4
10'9" x 9'8"
The fourth bedroom, also a double room, features built-in wardrobes, a radiator, and a rear window offering a view of the garden.

Dressing Room
9'8" x 5'8"
Originally the fifth bedroom, this space is now a practical dressing room. It features a radiator, wood flooring, and a window at the rear that offers a view of the garden.

Family Bathroom
The main bathroom showcases a beautifully refitted three-piece suite, including a paneled bath with a mixer tap and separate digital shower and glass screen. It also features a vanity washbasin with a mixer tap and a low-level WC. All walls are fully tiled, adding to the elegance. A side window allows natural light in, while a heated towel rail ensures added comfort.

Outside
The property boasts a spacious plot with a primary garden at the rear, a private side garden, and a beautifully slate and landscaped frontage enclosed by lush hedges. At the back, the main garden features a paved patio, along with a contemporary water feature, offering a delightful seating area overlooking a well kept lawn. Mature laurels and hedges and lovely olive trees ensure privacy, creating a serene oasis. A charming opening leads to the side garden, complete with a raised decking area perfect for entertaining. Additionally, there's convenient access to the double garage, enhancing the property's functionality and appeal.

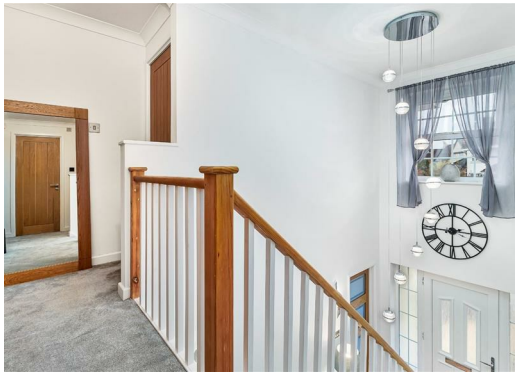
Double Garage & Drive
17'3" x 16'2"
The double garage is fully equipped with electricity, lighting, fitted units and worktop making it perfect for storage or as a workshop. It boasts two electric doors and extra storage space within the eaves. A tarmac driveway leads to the garage, offering convenient off-road parking.

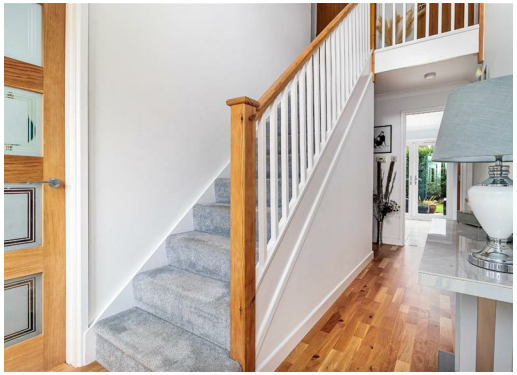
Viewings
By appointment with the agents.

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.

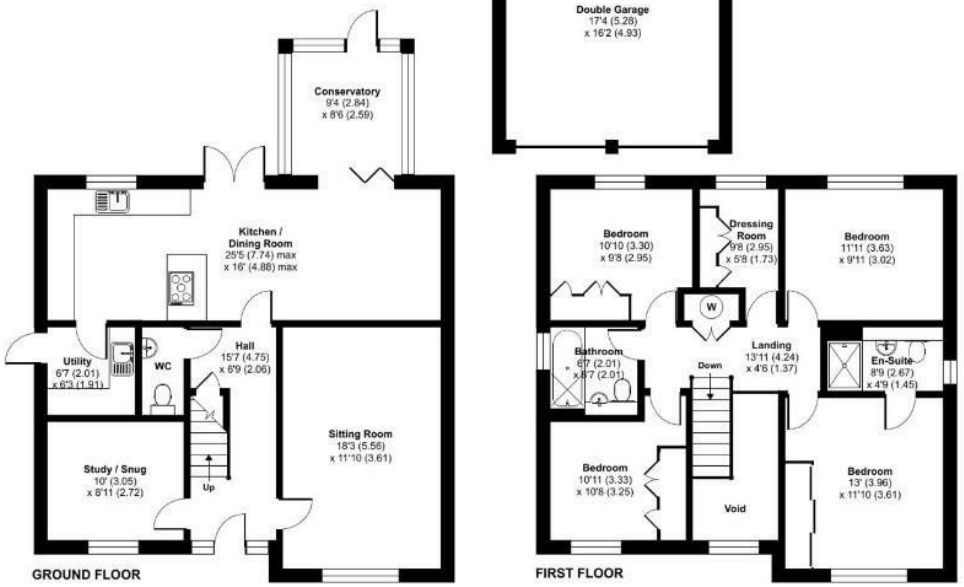




The World

Calford Drive, CB9

Approximate Area = 1667 sq ft / 154.9 sq m (excludes void)
Garage = 280 sq ft / 26 sq m
Total = 1947 sq ft / 180.9 sq m
For identification only - Not to scale



Viewings

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

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk