



## 33 Pentlow Hawke Close, Haverhill, CB9 0JF

£145,000

- GROUND FLOOR ACCOMMODATION
- MODERN SHOWER ROOM
- DOUBLE GLAZING
- BRIGHT AND SPACIOUS SITTING ROOM
- DOUBLE BEDROOM WITH BUILT-IN MIRRORED WARDROBES
- RECENT BOILER REPLACEMENT
- CHARACTERFUL KITCHEN WITH BREAKFAST BAR
- GAS RADIATOR HEATING
- RESIDENTS' CAR PARK WITH ABUNDANT PARKING

# 33 Pentlow Hawke Close, Haverhill CB9 0JF

## IDEAL GROUND FLOOR HOME WITH PARKING

This well-presented ground floor home offers comfortable and stylish living, perfectly suited to first-time buyers, downsizers or investors alike. The property features a BRIGHT SITTING ROOM with space to relax and entertain, a CHARACTERFUL KITCHEN with breakfast bar, and a MODERN SHOWER ROOM finished with contemporary tiling. The DOUBLE BEDROOM benefits from BUILT-IN MIRRORED WARDROBES and a pleasant rear aspect, while to the front there is a RESIDENTS' CAR PARK providing AN ABUNDANCE OF PARKING. A great opportunity to secure a MOVE-IN READY HOME in a CONVENIENT SETTING.



Council Tax Band: A



## 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

A welcoming entrance with wooden flooring, radiator and front door, setting the tone for the rest of the home. Provides access to a handy storage cupboard and the main living spaces.

#### Storage Area

A useful additional space offering practical storage, with room for a fridge/freezer if required.

#### Kitchen – 3.49m (11'5") x 2.07m (6'9")

A smart and characterful kitchen, fitted with white-fronted base and eye-level units, complemented by warm wooden worktops and attractive metro-style tiled splashbacks. The kitchen is well equipped with an electric double oven, four-ring ceramic hob with extractor over, stainless steel sink, and space and plumbing for both a washing machine and dishwasher. A front-facing window provides natural light, while tiled flooring and a wall-mounted gas combination boiler complete the practical elements. The layout allows space for a breakfast bar-style seating area, should a buyer wish to incorporate one.

#### Shower Room

A modern and stylish shower room fitted with a tiled double shower enclosure with electric power shower and glass screen, vanity wash hand basin with mixer tap and low-level WC. Finished with contemporary wall tiling, patterned tiled flooring, heated towel rail and a window to the side.

#### Sitting Room – 4.09m (13'5") x 3.49m (11'5")

A bright and welcoming living space with window to the rear providing excellent natural light. Finished with wooden flooring and offering ample space for both lounge furniture and a small dining area, making it a versatile room for relaxing or entertaining.

#### Bedroom – 4.09m (13'5") x 3.16m (10'5")

A generous ground floor bedroom with window to the rear, built-in double wardrobe with mirrored sliding doors, radiator and wooden flooring, offering both comfort and excellent storage.

#### Outside

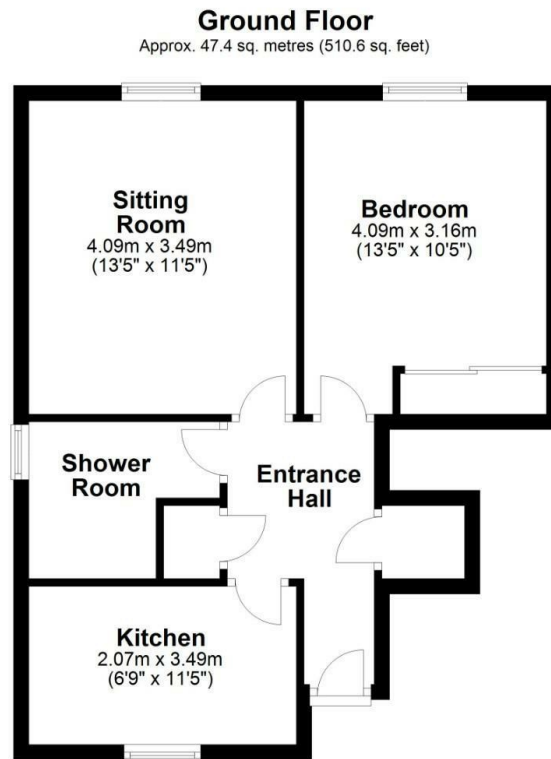
To the front of the property is a residents' car park providing an abundance of parking for both residents and visitors.

## 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. 47.4 sq. metres (510.6 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 76        |
| (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 |           |

## Viewings

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

