



JAMIE WARNER  
— ESTATE AGENTS —



## 6 Fryth Close, Haverhill, CB9 0ED

Guide Price £285,000

- Three Generous Bedrooms
- Downstairs WC & First Floor Bathroom
- Garage & Driveway
- Three Reception Rooms
- Double Glazing & Gas Central Heating
- Popular Boyton Hall Development
- Fitted Kitchen
- Private Rear Garden
- No Onward Chain

## 6 Fryth Close, Haverhill CB9 0ED

A spacious three-bedroom family home nestled in the sought-after Boyton Hall development, this semi-detached house, constructed in the late 1980s, is located in a popular, quiet cul-de-sac and boasts solid construction.

Upon entering, you are welcomed by three inviting reception rooms, ideal for entertaining guests or relaxing with loved ones. The property features three generous bedrooms, a large family bathroom, a pleasant rear garden, a single garage, and parking space for a couple of vehicles.

Spanning over 1122 sq.ft, this home offers ample space to make it your own and benefits from being sold with no onward chain.



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

Radiator, wooden flooring, stairs, door to:

### WC

Equipped with a two-piece suite including a wall-mounted wash hand basin with tiled splashbacks and a low-level WC. Features a radiator and tiled flooring. Front-facing window.

### Sitting Room

18'4" x 11'0"

A spacious room filled with abundant natural light streaming in through dual-aspect windows, accompanied by two radiators.

### Kitchen

9'6" x 9'7"

Equipped with coordinated base and eye-level units, providing ample worktop space. Features a 1+1/2 bowl sink with a single drainer and mixer tap, plumbing for a washing machine, and room for a fridge, freezer, and cooker with an extractor hood. Includes a side window and a radiator.

### Dining Room

8'6" x 11'0"

A charming dining area featuring a radiator and a patio door that opens into the sun room.

### Sun Room

9'9" x 7'6"

Tiled flooring complements the matching base and eye level units, featuring a stainless steel sink with a single drainer, water softener, and French doors opening out to the rear garden.

### Landing

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

### Bedroom 1

12'1" x 11'0"

The spacious main bedroom is a generous double room with a window that floods the space with natural light. Additionally, there is a radiator for added comfort.

### Bedroom 2

10'10" x 11'0"

Similar to the primary bedroom, bedroom 2 is also a spacious double room with a window offering views of the garden and equipped with a radiator.

### Bedroom 3

7'2" x 11'2"

The third bedroom is a spacious single bedroom that can accommodate a double bed if needed with room remaining for furniture. Additionally, it features a convenient built-in cupboard, a window offering a garden view, and a radiator.

### Bathroom

Featuring a four-piece suite including a panelled bath with mixer tap, a pedestal wash hand basin with a mixer tap, a tiled shower cubicle with a fitted shower and glass screen, and low-level, full-height ceramic tiling on all walls. This bathroom also boasts a window to the front, a radiator, and tiled flooring.

### Outside

The rear garden features a paved patio area extending from the house, with steps leading up to the main patio offering a delightful spot for seating. Further from the patio, you'll discover a lawned area enclosed by mature shrubs and hedges, providing a pleasant degree of privacy. Additionally, there is a timber shed and a personal door leading to the garage. Access to the driveway is through a gated entrance.

### Garage & Driveway

A single garage with up and over door, power and light connected. Eaves storage space.

### Viewings

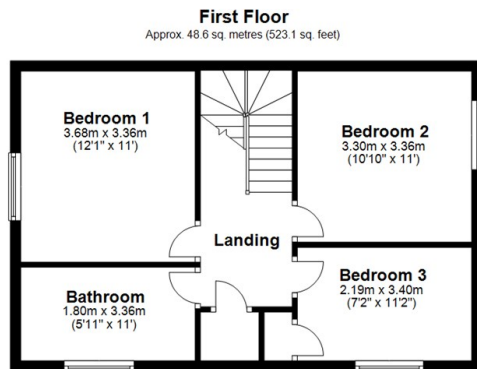
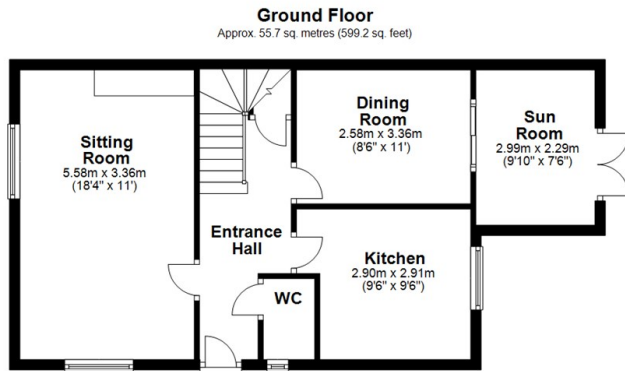
By appointment with the agents.

### Special Notes

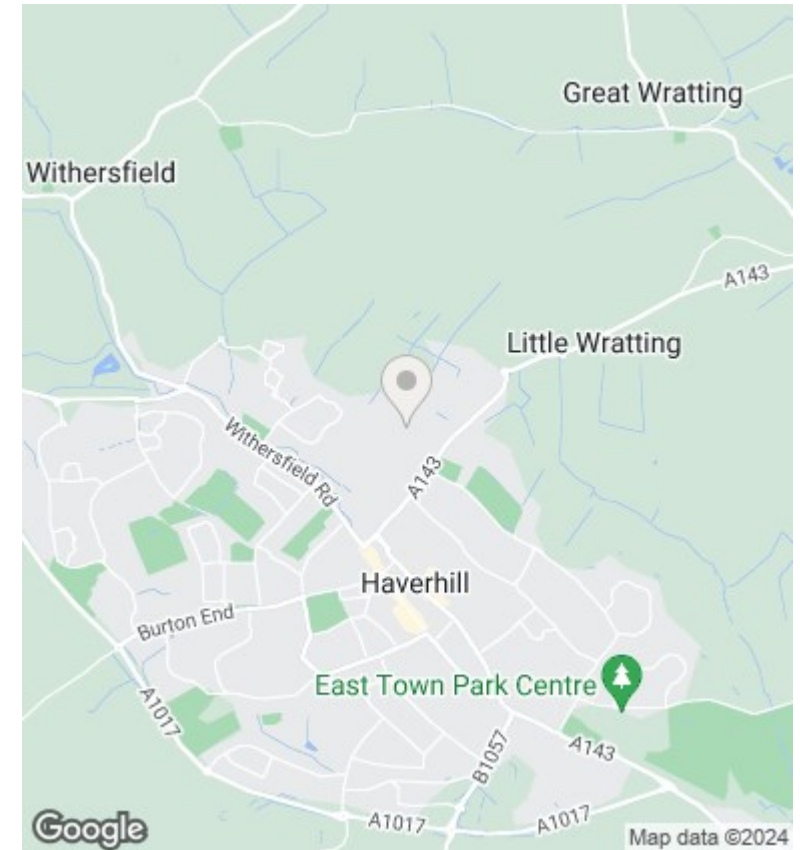
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 104.3 sq. metres (1122.3 sq. feet)



## Viewings

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

## Council Tax Band C