JAMIE WARNER
– ESTATE AGENTS –

# 49 Cramswell Close, Haverhill, CB9 9QL

## Guide Price £450,000

- Four-bedroom detached family home
- Beautiful kitchen with island
- Luxurious main bedroom & en suite
- Quiet cul-de-sac location
- Elegant bi-folding garden doors
- Private garden and driveway
- Desirable Cambridge side of town
- Spacious study for home office
- Double garage & ample parking

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# 49 Cramswell Close, Haverhill CB9 9QL

NO ONWARD CHAIN - Presenting a stunning four-bedroom detached family home, perfectly situated in a quiet cul-de-sac on the desirable Cambridge side of town. This exceptional property boasts a beautiful kitchen/dining room at its heart, complete with a central island accommodating seating for six, ideal for family gatherings or entertaining guests. The kitchen seamlessly flows into the private rear garden through elegant bi-folding doors.
The interior offers a spacious study, perfect for working from home, and a double aspect sitting room, providing an abundance of natural light. The main bedroom features a luxurious en suite, while a modern bathroom and convenient downstairs WC cater to the rest of the household.
Externally, the property benefits from a private rear garden, a private driveway offering ample parking, and a double garage. This home truly encapsulates comfort and style in a sought-after location.

4 2 2

Council Tax Band:

## 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

An inviting entrance hall welcomes you with elegant half-height wall paneling, complete with an under-stairs storage cupboard and a adiator. The warmth of wooden flooring leads the way to the stairs ascending to the first floor, while double doors open up to a spacious sitting room.

## WC

The WC features a rear window that allows natural light to flow in. It includes a two-piece suite with a pedestal wash hand basin and a low-level WC. The space is enhanced with tiled splashbacks, a radiator, and wooden flooring.

## Study

11'5" x 10'8"

A spacious study ideal for a home office, featuring two front-facing windows, a radiator, and an attractive acoustic-style feature wall.

## Sitting Room

21'7" x 11'4"

A charming double-aspect room features two front-facing windows and French doors leading to the rear garden. It includes a coal-effect gas fireplace set within a marble surround, complemented by Victorian-style wall paneling. The room is enhanced by two radiators and elegant wooden flooring.

## Kitchen/Dining Room

14'10" x 15'11"

This exquisite room is truly the heart of the home, thoughtfully updated to create an impressive space for family meals and entertaining. It features a cohesive range of base and eye-level units, complemented by downlighting, and a breakfast larder cupboard equipped with power sockets and lighting. The Tristone countertop extends over a matching island unit measuring 128cm by 228cm, complete with integrated power sockets. An inset sink unit with a single drainer and mixer tap is included, alongside an integrated dishwasher and washing machine, with plumbing ready for an American-style fridge/freezer. The room boasts two Neff slide-and-hide ovens (as seen on Bake Off), a built-in five-ring hob with a pot filler, and a bespoke extractor hood. Additional highlights include a side window, radiator, wooden flooring, and bi-fold doors opening to the rear garden.

## Galleried Landing

A galleried landing features a storage cupboard that houses a wall-mounted combination unit for the heating system and domestic hot water, along with loft access.

## Bedroom 1

11'5" x 11'8"

The primary bedroom features a front-facing window, a radiator, two built-in double wardrobes, and a door leading to its en suite bathroom.

## En-suite

A beautifully styled and inviting room features a three-piece suite, including a pedestal wash hand basin, a tiled shower enclosure with a fitted power shower and glass screen, and a low-level WC. The room also includes a front-facing window and a radiator.

## Bedroom 2

11'8" x 10'11"

A spacious double bedroom featuring a front-facing window, a radiator, and a built-in double cupboard.

## Bedroom 3

9'10" x 10'11"

A welcoming room featuring a rear window with a garden view, a radiator, and a built-in double cupboard.

## Bedroom 4

7'5" x 10'11"

Bedroom 4 features a window at the rear that overlooks the garden, a radiator, and elegant Victorian-style wall paneling.

## Bathroom
A contemporary and elegant family bathroom, featuring a three-piece suite consisting of a panelled bath with an independent overhead shower, a vanity wash basin with a mixer tap and tiled splashbacks, and a low-level WC. It is complemented by a heated towel rail, a window at the rear, and attractive wooden flooring.

## Outside
The property boasts a spacious and private rear garden, enclosed by timber fencing. The main garden is beautifully laid to lawn, featuring a charming raised shingle area in the corner, ideal for a pleasant seating spot. A paved patio extends directly from the house, serving as the perfect entertaining area. A pathway runs alongside the house, leading to a gate that provides access to the front. The garden is bordered by mature shrubs and trees, offering a delightful view. Additionally, there is a convenient outside tap and power sockets for added practicality.

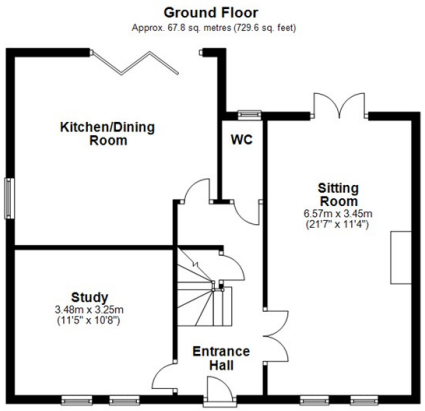
## Double Garage & Drive
The property features a private block-paved driveway, enclosed by a low wall that lends an executive style to the residence. This drive offers ample off-road parking for several vehicles, ideal for a growing family. The double garage is equipped with two up-and-over doors, providing power and light, along with convenient storage in the eaves. Additionally, the property is enhanced with a Hypervolt EV charger.

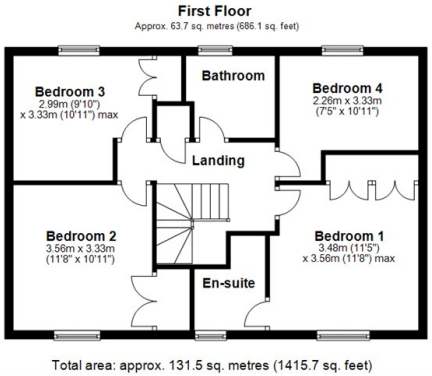
## Viewings
By appointment with the agents.

## Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

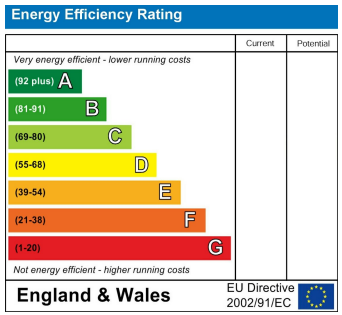
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.




Total area: approx. 131.5 sq. metres (1415.7 sq. feet)




## Viewings

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

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