



## 2 Lophams Close, Haverhill, CB9 9JR

Guide Price £340,000

- Four Bedrooms
- Attractive Kitchen
- Double Glazing & Gas Central Heating
- En Suite To The Main Bedroom
- Conservatory
- Garage And Off Road Parking
- Two Generous Receptions
- Immaculately Presented Throughtout
- Kennels & Workshop

## 2 Lophams Close, Haverhill CB9 9JR

Welcome to this charming detached house located in the desirable Arrendene development on the Cambridge side of Haverhill. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms.

The two bathrooms in this house provide convenience and comfort for busy mornings or unwinding after a long day. The property also offers off-road parking and an integral, ensuring you never have to worry about finding a parking spot after a long day at work.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing.



Council Tax Band: D



## 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

Step inside through a double-glazed entrance door into a bright and airy entrance hall. Discover a window to the front, a radiator, a built-in storage cupboard, and stairs leading to the first floor.

### WC

The WC features a two-piece suite consisting of a vanity wash hand basin with tiled splashbacks and a low-level WC.

### Sitting Room

17'0" x 10'6"

A spacious room ideal for a large family seeking relaxation, featuring a front-facing window, two radiators, and an adjoining door leading to the dining area.

### Dining Room

9'2" x 10'2"

The dining room features a patio door opening into a conservatory and another doorway leading to the kitchen. A radiator is also present in the room.

### Kitchen

9'2" x 9'9"

Adorned with a coordinated set of base and wall units sporting rounded worktops, a stainless steel sink with a single drainer, plumbing, room for a cooker with an extractor hood, a rear window offering a garden view, a radiator, and a door leading to the integral garage.

### Garage

The garage features an electric up-and-over door with power and lighting connected. Additionally, there is a door that leads to the garden.

### Landing

Window to the side providing natural light, built-in cupboard, access to all first floor rooms.

### Bedroom 1

10'1" x 11'1"

The primary bedroom features a front-facing window, wooden flooring, and an entrance to the en suite.

### En-suite

The en suite is equipped with a fitted suite featuring a vanity wash hand basin with a mixer tap, a double shower enclosure with a power shower and folding glass screen. It also includes a heated towel rail, a side window for natural light, and ventilation.

### Bedroom 2

8'6" x 11'5"

Bedroom 2 is an additional spacious double bedroom with a window overlooking the garden at the rear, along with a radiator.

### Bedroom 3

11'2" x 8'9"

Rear-facing window with garden view, radiator, and elegant wooden flooring.

### Bedroom 4

7'0" x 8'9"

A spacious room featuring a front-facing window and a radiator.

### Bathroom

The bathroom features an elegant three-piece shell style suite, including a panelled bath with a separate shower overhead, a pedestal wash hand basin, and a low-level WC. All walls are fully tiled to the ceiling, with a side window providing natural light. Additionally, a radiator is installed for comfort.

### Outside

The rear garden has been beautifully landscaped, featuring a spacious timber decking area adjacent to the house enclosed by railway sleepers. This charming space is perfect for entertaining and relaxation. A convenient personal door leads into the garage. Steps ascend from the decking to a lawn divided by a block paved pathway. Beyond lies a picket fence at the end of the garden leading to a shed area. Enclosed by timber fencing, this garden is a delightful retreat.

The front of the property features a tarmac driveway for off-road parking. The garden is landscaped with shingle, complemented by a block-paved drive that leads to the entrance door.

### Viewings

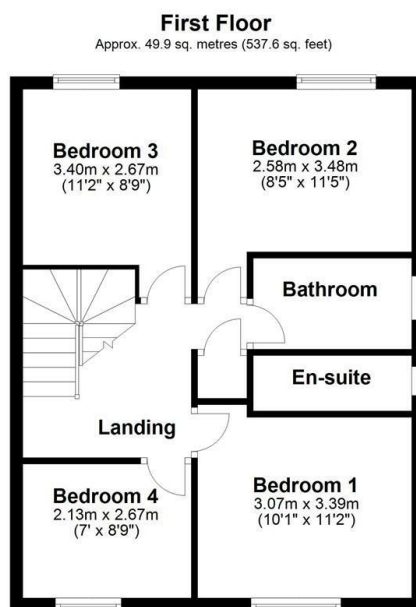
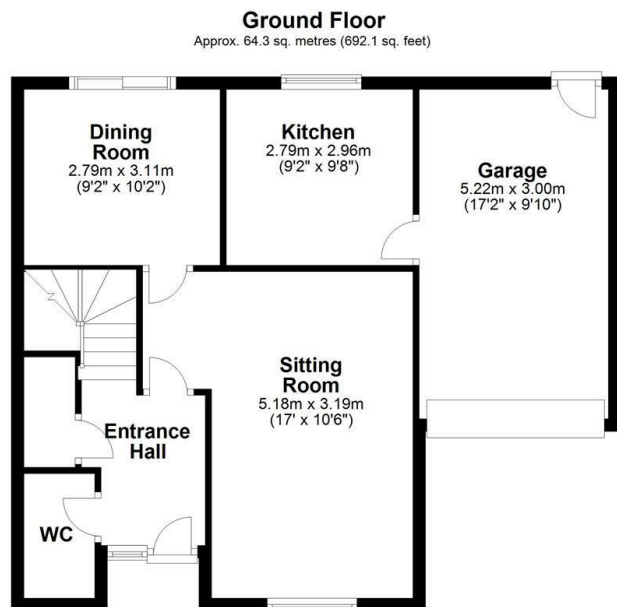
By appointment with the agents.

### 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.







Total area: approx. 114.2 sq. metres (1229.8 sq. feet)



## Viewings

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

## Council Tax Band

D

