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— ESTATE AGENTS —



## 47 Beaumont Court, Haverhill, CB9 8EN

£425,000

- Extended two-bedroom detached house
- Spacious sitting room with log burner
- Gated drive, garage and ample parking space
- Sought-after Beaumont Court location
- Utility room/downstairs WC
- Garden cabin with air conditioning
- Modernised open-plan kitchen/family room
- Luxurious bathroom and en suite
- Rare opportunity, prime location

## 47 Beaumont Court, Haverhill CB9 8EN

Welcome to this beautifully extended two-bedroom detached house nestled in the sought-after Beaumont Court cul-de-sac. This property has been completely modernised throughout and boasts a stunning open-plan kitchen/family room. Enjoy cozy evenings in the spacious sitting room featuring a charming log burner. Additional highlights include, a convenient utility room/downstairs WC, a luxurious bathroom, and a beautiful en suite. The house is finished with tasteful oak doors throughout.

Step outside to find a gated private drive with ample parking for several vehicles, and a generous rear garden stretching over 80 feet. The garden cabin, equipped with power, light, and air conditioning, currently serves as a games room but is also ideal for a home office. Don't miss the opportunity to make this exceptional property your new home in a location where properties seldom become available.



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

A generous and inviting entrance hall features a radiator, elegant tiled flooring, and a staircase leading to the first floor. The space is complemented by beautiful oak doors that provide access to all ground floor rooms, creating a warm and welcoming atmosphere.

### Utility Room & WC

5'4" x 5'7"

Equipped with a stylish set of matching base and eye-level units topped with sleek worktops, a sink unit with a modern mixer tap, plumbing ready for a washing machine, and a side-facing window, all complemented by elegant tiled flooring.

### Kitchen

9'5" x 12'0"

Equipped with a coordinated range of base and eye-level units topped with elegant oak worktops, this kitchen features a charming butler-style sink with a mixer tap, integrated fridge/freezer, space for a range cooker, and a built-in microwave. Brightened by a side window and enhanced with wooden flooring, it seamlessly flows into the inviting family room.

### Family Room

12'0" x 22'4"

A stunning space designed for entertaining, featuring elegant wooden flooring and underfloor heating. Twin French doors open to a gorgeous garden, while a feature roof lantern with Velux windows floods the area with natural light. Bi-fold doors elegantly transition back into the cozy sitting room.

### Sitting Room

20'0" x 10'0"

A spacious room featuring a large front window that bathes the space in natural light. Enjoy cozy evenings by the elegant cast-iron wood burner with a charming timber mantle above. The warmth of parquet wooden flooring and a modern radiator complete this inviting setting.

### Landing

Window to front, built-in cupboard, access to all first floor rooms.

### Bedroom 1

12'8" x 12'0"

A spacious bedroom featuring a window with a view of the charming garden, complete with a radiator and elegant wooden flooring. The room also offers the convenience of a built-in cupboard and its own en suite.

### En-suite

Featuring a stylish modern three-piece suite, this space includes a sleek vanity wash hand basin with a mixer tap, a spacious double shower enclosure with an elegant glass screen, and low-level tiled flooring.

### Bedroom 2

14'3" x 10'0"

A spacious double bedroom with charming twin aspects, featuring a front window and a rear window overlooking the garden. It includes a radiator and convenient built-in storage.

### Bathroom

Featuring a fashionable three-piece suite, this bathroom includes a P-shaped panelled bath with elegant mixer taps and an independent shower with a glass screen. It also offers a chic vanity wash hand basin with a mixer tap, a low-level WC, a heated towel rail for added comfort, a side window for natural light, and attractive tiled flooring.

### Outside

The garden boasts a meticulously designed landscape, now matured with elegant hedgerows and trees, creating a delightful and inviting outdoor haven. A block-paved patio extends directly from the house, offering an ideal spot to relax and entertain. A charming pathway

meanders through the lush, well-maintained lawn, leading to an elegant garden cabin. The cabin features a custom design made from 66mm thick nordic pine, measuring 6.5m by 5m externally with a charming pitched roof. Large front and side windows fill the space with light, and elegant glazed French doors open to the garden. Air conditioning provides warmth in cold weather and cooling during hot spells. Fully powered and illuminated, it currently serves as a lively games room and cozy den, offering versatile potential to meet your unique needs.

#### Garage & Driveway

A five-bar gate opens to a deep driveway, paved with attractive grey blocks that enhance its curb appeal, offering parking for several vehicles. Beside the property, a single garage is accessible through timber double barn-style doors. Inside, solid wood workbenches line the perimeter. The garage is equipped with power and lighting, and a personal door provides access to the garden.

#### Viewings

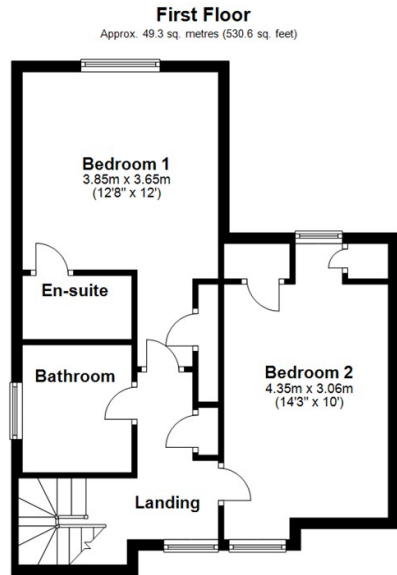
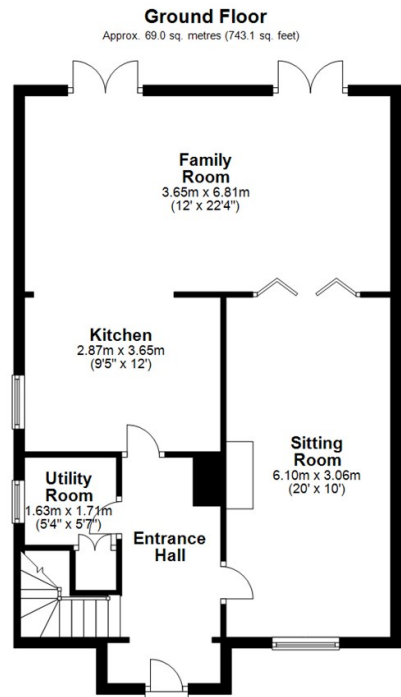
By appointment with the agents.

#### 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. 118.3 sq. metres (1273.7 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>		
(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	

