



## 10 Shannon Close, Haverhill, CB9 0LT

£350,000

- Spacious two-bedroom detached bungalow
- Contemporary shower room with upgrades
- Garage with power and lighting
- Stunning vaulted-ceiling dining room
- Wraparound landscaped garden with deck
- Ample parking for multiple vehicles
- Modern kitchen with integrated appliances
- Conservatory with year-round "warm roof"
- Sought-after location near golf club

## 10 Shannon Close, Haverhill CB9 0LT

This comprehensively modernised two-bedroom detached single-storey dwelling is situated on the sought-after Wilsey development, just a short walk from Haverhill Golf Club and picturesque walking routes. Perfectly blending style and practicality, the property boasts an array of impressive features, including an extension that has created a versatile dining/reception room with a vaulted ceiling and triple-aspect views over the beautifully landscaped garden.

The accommodation includes a lovely sitting room with garden views, a modern and well-equipped kitchen, and a conservatory upgraded with a stylish "warm roof," making it a comfortable space to enjoy year-round. The property also features a contemporary shower room designed with sleek, high-quality finishes and two well-appointed bedrooms, both benefiting from fitted wardrobes for added convenience.

The wraparound garden features a lawn, mature hedges, flowers, a raised timber deck with lighting, a summer house, and a paved patio, creating a perfect space to relax or entertain. Completing the property is a garage with power, lighting, and convenient garden access, featuring a spacious driveway that provides abundant parking for multiple vehicles



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 welcoming and functional space featuring a radiator, durable Karndean flooring, and a built-in cupboard housing the wall-mounted gas boiler, which serves both the central heating and hot water systems.

### Sitting Room (4.90m x 2.90m / 16' 1" x 9' 6")

A bright and inviting room with a rear-facing window offering views of the garden. The space includes a radiator and seamlessly flows into the dining room with its open-plan design.

### Dining Room (4.30m x 2.60m / 14' 1" x 8' 6")

Bathed in natural light, this stunning room is a true highlight of the home. Featuring two

rear-facing windows, a side-facing window, and two skylights, the vaulted ceiling creates an impressive sense of space and grandeur. Wooden flooring enhances the warmth and charm, while the garden views add to the tranquil ambiance. A versatile space, perfect for dining or entertaining.

### Kitchen (2.70m x 2.60m / 8' 10" x 8' 6")

A well-designed kitchen fitted with matching cabinetry and rounded-edge worktops. It includes a stainless steel sink with a drainer and mixer tap, plumbing for a washing machine, and space for a fridge/freezer. Integrated appliances include a double electric fan-assisted oven, a four-ring gas hob with an extractor hood, and a radiator for added comfort.

### Conservatory (4.90m x 2.50m / 16' 1" x 8' 2")

An enchanting addition to the property, the conservatory is constructed with half-brick and uPVC double glazing. It features wooden flooring, power outlets, lighting, and French doors that open onto the garden. This space is ideal for relaxation or entertaining guests.

### Bedroom 1 (3.40m x 2.90m / 11' 2" x 9' 6")

A bright and generously sized double bedroom with a side-facing window. The room includes elegant fitted triple wardrobes with mirrored sliding doors and a radiator, combining style with practicality.

### Bedroom 2 (2.70m x 2.50m / 8' 10" x 8' 2")

A charming second bedroom, complete with a rear-facing window, fitted double wardrobes with mirrored sliding doors, and a radiator.

### Shower Room

Contemporary and sophisticated, the shower room is fitted with a three-piece suite. It features a spacious double shower area with granite-effect wall panels, a power shower with a glass screen, and a sleek vanity unit with a wash hand basin and mixer tap. A heated towel rail, front-facing window, and Karndean flooring complete the space.

### Outside

This property boasts a generous wraparound corner plot, thoughtfully landscaped by the current owners. The main garden can be reached via the dining room, opening onto a

well-maintained lawn surrounded by hedges, mature flowers, and shrub displays. To the right, a shingled area offers a low-maintenance space for pots and plants. Steps ascend to a raised timber deck, beautifully illuminated with feature lighting and complemented by a delightful summer house, perfect for relaxing or entertaining. A pathway runs alongside the lawn to a paved patio, providing a pleasant seating area. From here, you can access the conservatory, a storage shed, and a personal door leading to the garage. A garden gate at the rear connects the garden to the front of the property, completing this versatile outdoor space.

#### Garage & Drive

A concrete driveway leads to the garage, offering off-road parking for two vehicles. Additionally, a block-paved driveway to the side provides space for another vehicle. The garage features double doors, with power and lighting already connected. A personal door opens directly into the garden for added convenience. There is also storage space within the eaves.

#### Viewings

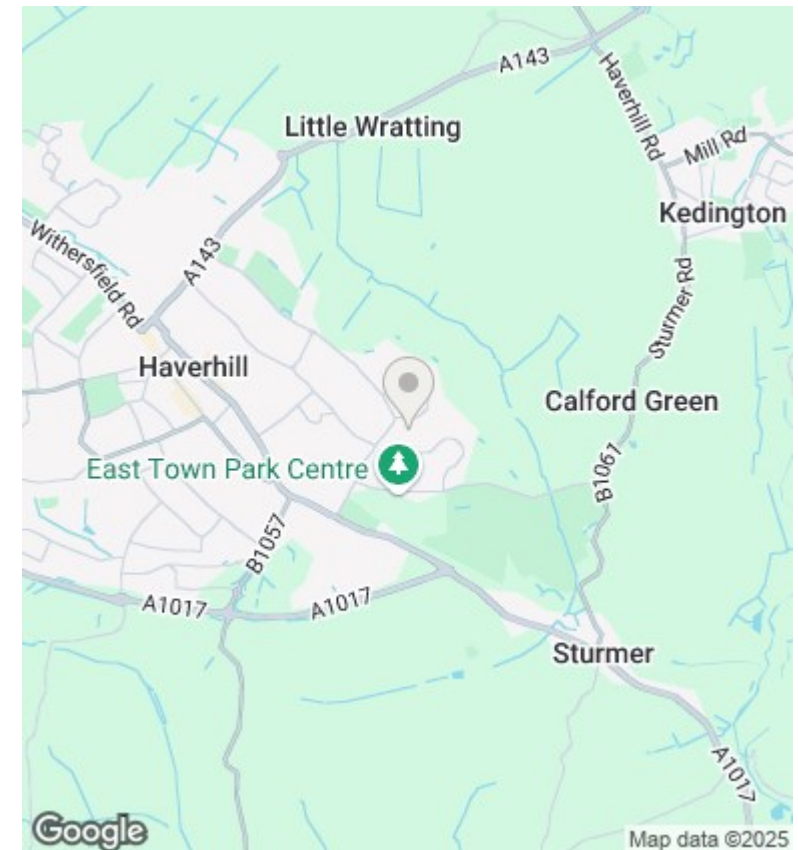
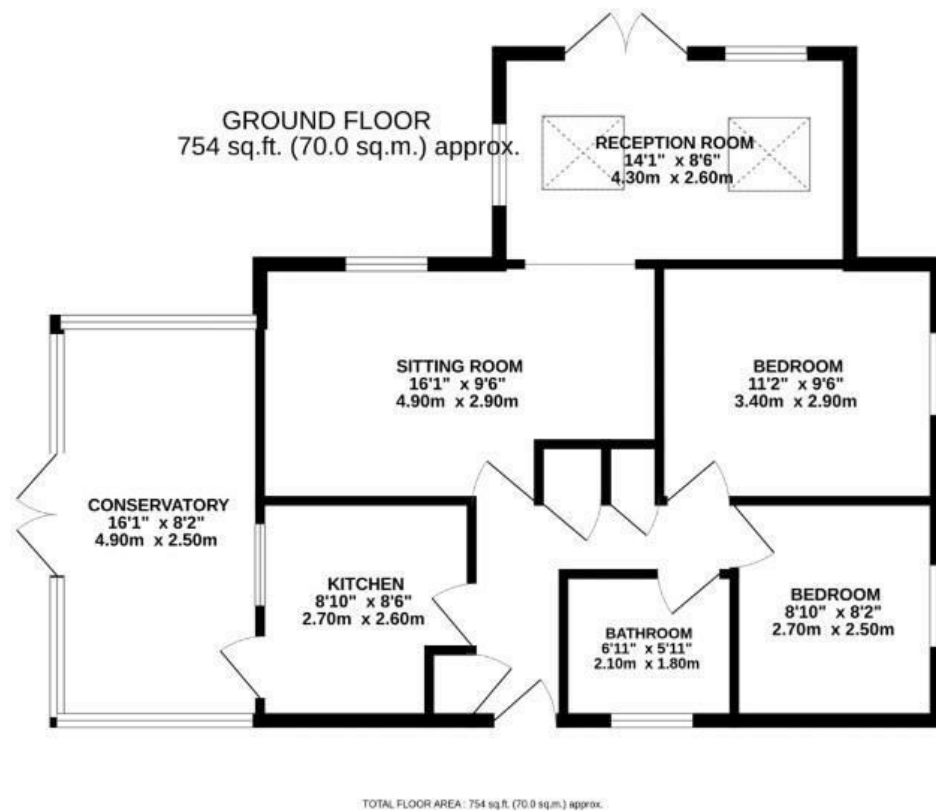
By appointment with the agents.

#### 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.







## Directions

## Viewings

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

## Council Tax Band

B

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>88</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>72</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 |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |