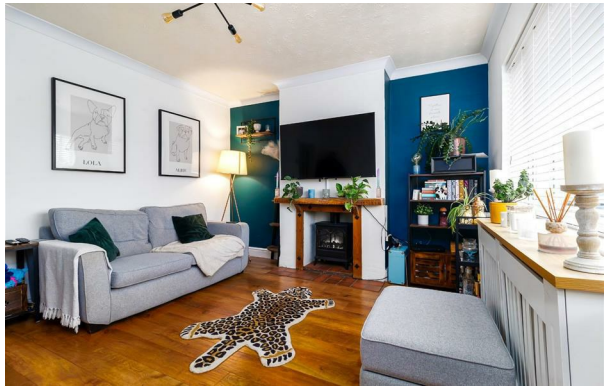
JAMIE WARNER
ESTATE AGENTS



23 Helions Park Avenue, Haverhill, CB9 8BN

£255,000

- Two-bedroom extended property
- Well-appointed modern kitchen
- 160ft rear garden space
- Generous living spaces throughout
- Downstairs shower and upstairs bathroom
- Double glazing for added comfort
- Elegant sitting and dining rooms
- Off-road parking available
- Gas radiator heating included

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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23 Helions Park Avenue, Haverhill CB9 8BN

An impressive two-bedroom extended home offering generous living spaces in a sought-after central location. Highlights include an elegant sitting room, a separate dining room, a well-appointed kitchen, and both a downstairs shower room and a stylish upstairs bathroom. The property boasts off-road parking and a rear garden stretching over 160ft, perfect for outdoor enjoyment. Additional features include double glazing and gas radiator heating, combining comfort with practicality in a truly desirable setting.

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Council Tax Band: B

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, and staircase leading to the first floor, with a door opening to:

Sitting Room

11'10" x 14'2"

An elegant sitting room featuring a front-facing window, a charming fireplace with a tiled hearth and a timber mantle, a radiator, and stunning oak flooring.

Kitchen

7'8" x 12'2"

An attractive space featuring a coordinated selection of base and eye-level units paired with stylish round-edged worktops. It includes a ceramic sink with a single drainer, a mixer tap, and tiled splashbacks. The area is equipped with plumbing for a washing machine and provides space for a fridge/freezer, dishwasher, and cooker. A wall-mounted gas boiler is also installed. Open-plan access leads to the dining area, while a folding door opens to a convenient storage cupboard.

Shower Room

The shower room features a modern three-piece suite, including a tiled shower cubicle with a fitted shower and glass screen, a sleek vanity wash hand basin with a mixer tap, and a low-level WC. A heated towel rail adds a touch of comfort, while the tiled flooring and rear-facing window complete the space with practicality and style.

Dining Area

10'0" x 12'5"

A bright and spacious room, perfect for entertaining, featuring two side windows and a rear window with lovely views of the garden. The space includes a radiator, elegant wooden flooring, and a door that opens onto the garden veranda.

Bedroom 1

9'4" x 13'1"

A spacious double bedroom featuring a front-facing window, a radiator, a built-in single storage cupboard, and fitted double wardrobes for ample storage.

Bedroom 2

10'2" x 7'4"

Bedroom 2 offers delightful views of the rear garden through a rear-facing window and features a radiator for added comfort.

Landing

Access to all first floor rooms.

Bathroom

The newly updated suite boasts a sleek, modern design, offering a chic and functional space. It features a three-piece set comprising a P-shaped panelled bath with a mixer tap and handheld shower attachment, a vanity washbasin with a mixer tap and tiled splashbacks, and a low-level WC. Completing the space are thoughtful touches like a heated towel rail and a rear-facing window, seamlessly blending practicality with contemporary style.

Outside

At the front of the property, a block-paved driveway provides convenient off-road parking and leads to a pathway guiding you to the entrance door. The rear garden, extending over 160 feet in length (subject to survey), offers a variety of features to enjoy. Directly behind the property, you'll find a raised veranda with decking, complete with steps leading down to a paved patio area. Beyond this, the garden is thoughtfully divided into sections, including lush lawns, additional patio space, and an array of mature shrubs, creating a diverse and inviting outdoor space.

Special Notes

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

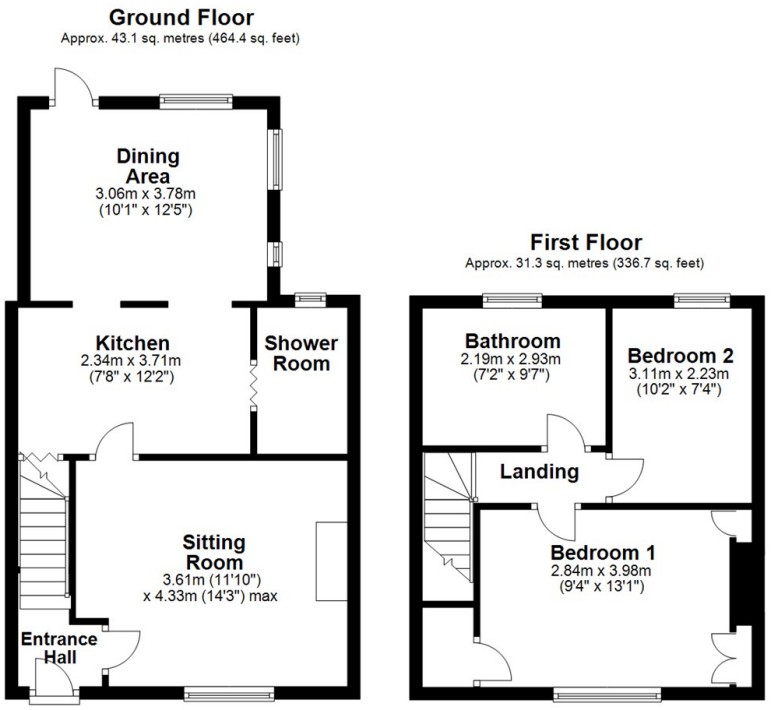
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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

Viewings

By appointment with the agents.

KEITH HARING
HUMANISM



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

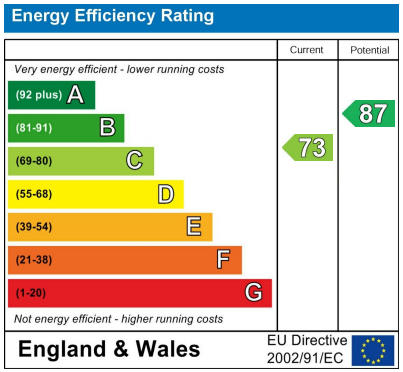
Directions

Viewings

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

Council Tax Band

B



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