



JAMIE WARNER  
- ESTATE AGENTS -



## 28 Landseer Court, Haverhill, CB9 8LH

Guide Price £210,000

- Spacious and Superbly Presented:
- Contemporary Shower Room
- Ideal for Growing Families
- Modern Kitchen/Dining Area
- Enhanced Features, Added Convenience
- Gas radiator heating
- utility room and a downstairs restroom.
- Beautiful Landscaped Rear Garden
- Double glazing

## 28 Landseer Court, Haverhill CB9 8LH

Check out this lovely three-bedroom family home on the outskirts of the Clements development. It offers a spacious and superbly presented living space, with a generous sitting room that opens into a modern kitchen/dining area. The house has been wonderfully enhanced, now boasting a utility room, a downstairs restroom, and a contemporary shower room. And that's not all – this property also features an attractive front garden and a beautifully landscaped south-facing rear garden!



Council Tax Band: B



## Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

### Entrance Hall

Wooden flooring, window to front and radiator. Stairs leading to first floor. Entrance door and door to sitting room.

### Sitting Room

13'0" x 15'11"

The sitting room features a radiator, wooden flooring, patio doors that lead to the rear garden, as well as an archway connecting it to the kitchen/dining room.

### Kitchen/Dining Room

12'3" x 9'7"

The kitchen/dining room features a coordinated set of base and eye level units with ample worktop space. It includes a stainless steel sink unit with a single drainer and mixer tap, as well as a designated area for a fridge/freezer. The room also boasts a built-in ceramic hob with an extractor hood, as well as a fitted eye level electric fan-assisted double oven. With windows to the rear and front, the space is well-lit, complemented by tiled flooring. Additionally, there is a door leading to the utility room and another door granting access to the rear garden.

### Utility Room

5'6" x 5'3"

The utility room features matching base and eye level units with worktop space over. It is equipped with plumbing for a washing machine and has space for a tumble dryer. The room also has tiled flooring and a wall-mounted combination boiler that serves the heating system and provides domestic hot water. There is also a door that leads to the WC.

### WC

The WC is equipped with a two-piece suite, including a pedestal wash hand basin with a mixer tap and tiled splashbacks, as well as a low-level WC. The wooden flooring adds a nice touch to the overall design.

### Landing

There is a window to the front and two convenient built-in storage cupboards.

### Bedroom 1

12'3" x 11'0"

Features a window at the rear with a view of the garden. It is adorned with wooden flooring and equipped with a radiator.

### Bedroom 2

13'1" x 8'6"

A spacious double bedroom with a window overlooking the garden. It features wooden flooring, a radiator, and a cozy atmosphere.

### Bedroom 3

10'0" x 6'9"

A spacious single bedroom with a window overlooking the garden, wooden flooring, and a radiator.

### Wet Room

A recently replaced suite with a fitted electric shower and vanity wash hand basin with shaver point in the wet room. The wet room also features a window to the front, mermaid boarding on all walls, and a heated towel rail radiator.

### WC

The room has a window to the front and is fitted with a low-level WC.

### Outside

The house boasts a stunning south-facing rear garden, meticulously landscaped by the current owners. As you step outside, you'll be greeted by a charming patio area, perfect for relaxation. Follow the steps up to a beautiful timber decking area, where you can unwind and enjoy the surroundings. The remainder of the garden is adorned with lush green lawn, all enclosed by elegant timber fencing. A gated access leads to a residents footpath

### Viewings

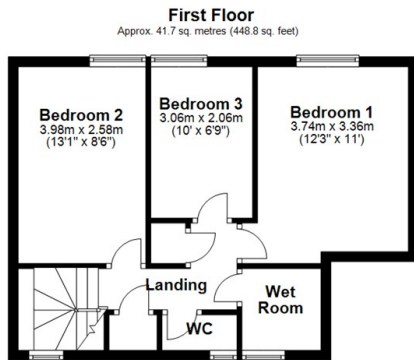
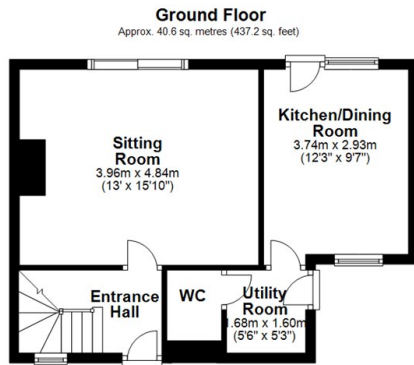
By appointment with the agents.

### Special Notes

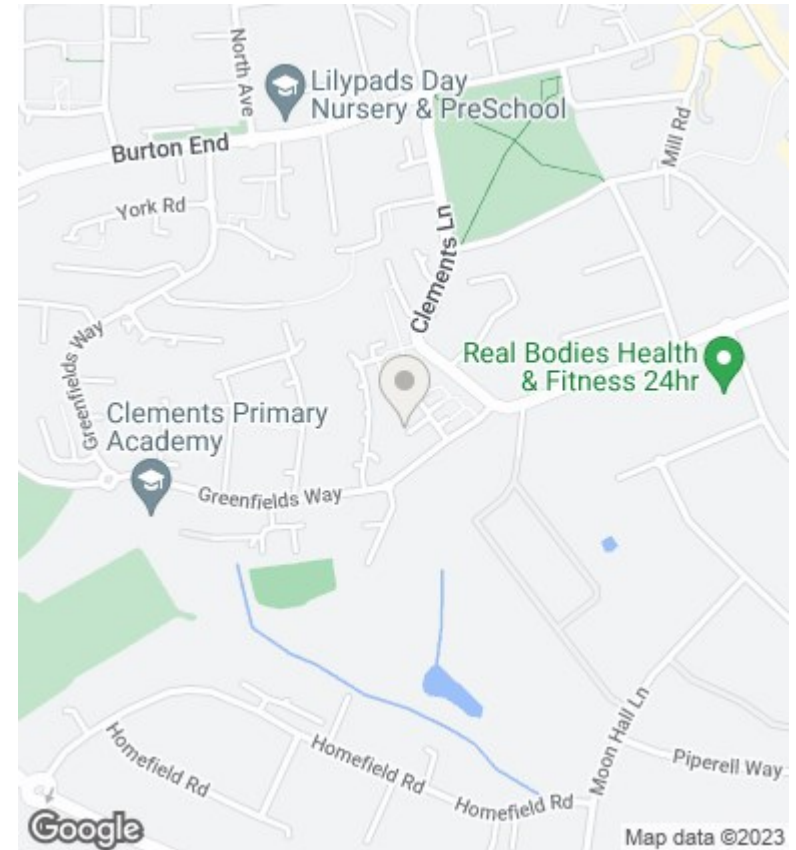
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 82.3 sq. metres (886.0 sq. feet)



## Viewings

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

## Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	