



HILL CRESCENT |

Superb Family Home with Outdoor Studio & Fantastic Entertaining Space

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Guide Price £499,995 Freehold

FEATURES

- Quiet cul-de-sac position in one of Haverhill's most sought-after locations
- Walking distance to the town centre, supermarkets and local schools
- Excellent access to Cambridge, Newmarket and Bury St Edmunds
- Three double bedrooms with potential fourth bedroom
- Stunning open-plan kitchen/family room
- Extensive driveway and garage
- Detached timber salon/home office - with log burner and Heat Recovery System
- Hot tub suite with shower facilities
- Air source heat pump and solar PV panels
- Covered outdoor kitchen with barbecue and breakfast bar

DESCRIPTION

A substantial three/four bedroom detached bungalow occupying a generous plot on one of Haverhill's most sought-after roads. Offering spacious open-plan living, extensive parking, garage and a superb range of versatile outbuildings, this exceptional home is ideal for families, home workers or those looking to run a business from home.

The beautifully landscaped split-level rear garden is a true highlight, designed for entertaining with multiple seating terraces, a barbecue area, alfresco dining space and generous lawn. The detached studio is currently used as a successful home hair salon complete with a wood-burning stove, whilst a separate jacuzzi room with shower facilities offers further flexibility, all providing excellent potential for a variety of uses (subject to any necessary consents).

Further benefits include an air source heat pump, photovoltaic solar panels, extensive off-road parking and a garage, all within walking distance of Haverhill High Street, local schools and supermarkets.



ACCOMMODATION

Entrance Hall

A welcoming entrance providing access to all principal accommodation.

Sitting Room 22'0" x 15'5" (6.73m x 4.72m)

A stunning vaulted reception room filled with natural light from skylights, creating a wonderful space for relaxing and entertaining.

Kitchen / Family Room 27'7" x 20'4" (8.43m x 6.20m)

A superb open-plan kitchen fitted with quality units, granite worktops and integrated appliances, opening into a spacious family area with bi-fold doors leading directly onto the rear garden.

Dining Room / Bedroom Four 14'7" x 10'7" (4.47m x 3.25m)

A versatile reception room featuring oak flooring and a Victorian fireplace, ideal as a formal dining room, snug, home office or fourth bedroom.

Main Bedroom 14'9" x 10'0" (4.52m x 3.05m)

A generous double bedroom with fitted wardrobes and a stylish en-suite shower room.

Bedroom 2 11'10" x 9'10" (3.61m x 3.00m)

A spacious double bedroom with built-in storage.

Bedroom Three 11'8" x 9'10" (3.58m x 3.00m)

A further well-proportioned double bedroom overlooking the side garden.

Family Bathroom

Beautifully appointed with a bath, separate shower enclosure, vanity unit and contemporary tiling.

Outside

Extensive driveway leading to the garage with beautifully landscaped split-level gardens featuring entertaining terraces, barbecue area, alfresco dining, generous lawn, children's play area and versatile outbuildings including a detached hair salon/studio and separate jacuzzi room.

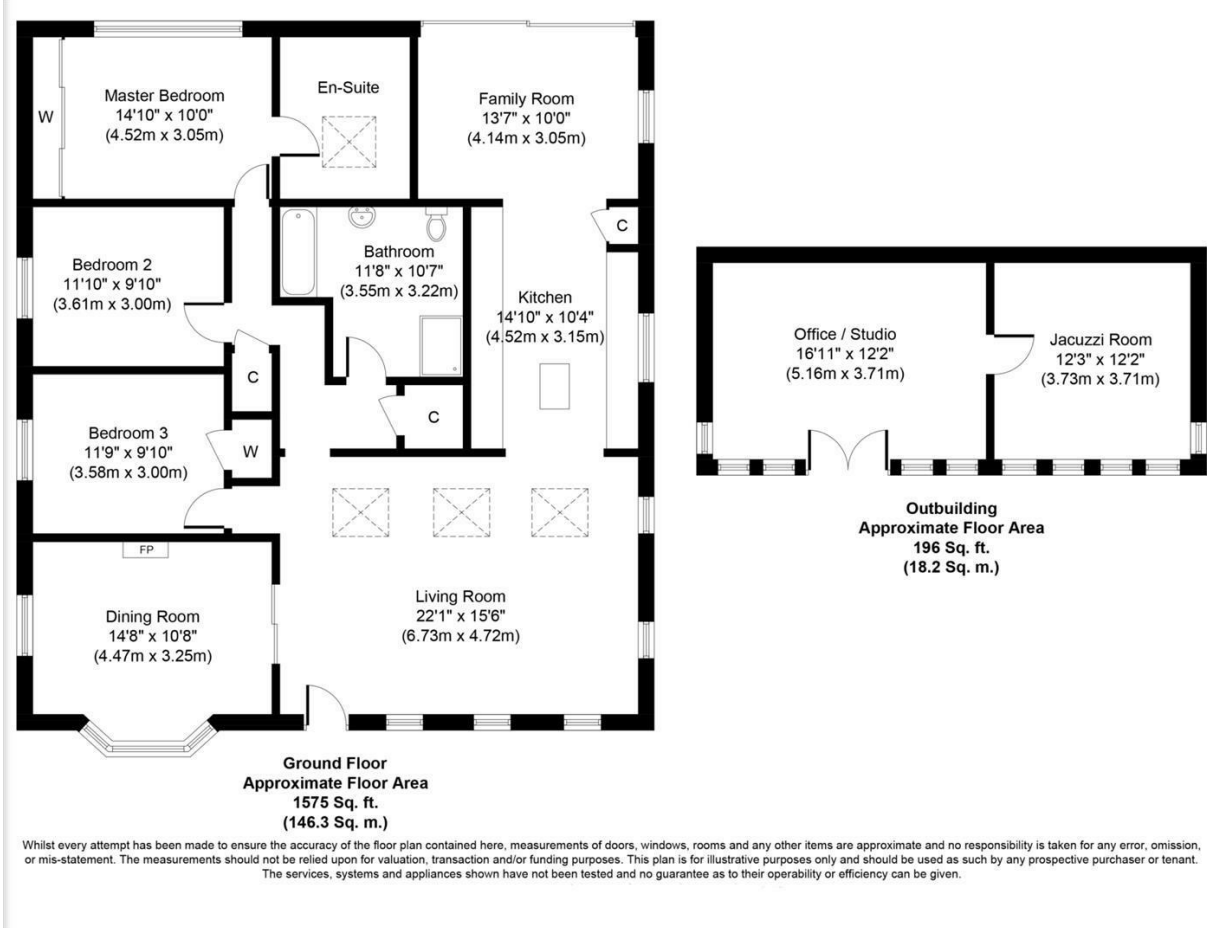
Services

Mains drainage, mains electricity, air source heat pump and solar PV panels.









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Council Tax Band :

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	