

4 Bed Detached In Hill Crescent , Haverhill, CB9 0DF

£1,100,000



Ref:17486





SHORT DESCRIPTION

Property Ref: 17486 An impressive, detached residence with an outstanding specification and layout, boasting a 40ft swimming pool, home cinema, and high-spec leisure suite in a premier cul-de-sac location. Spanning across two beautifully designed floors, this exceptional four-bedroom detached family home offers the ultimate blend of luxury, entertainment, and versatile family living. No expense has been spared in its presentation, with every room decorated and furnished to a high standard. At the heart of the home is a striking open-plan kitchen and dining area, complete with integrated appliances, sleek cabinetry, and a large breakfast bar. For effortless entertaining, this space connects seamlessly to a formal dining room, which flows directly into both the main lounge and the private garden. The ground floor also offers a bright, front-aspect study, a practical utility and laundry room, and a guest WC. The first floor is dedicated to space and comfort, featuring a spectacular principal suite complete with a dedicated dressing area and a private en-suite bathroom. Two further double bedrooms benefit from their own en-suite bathrooms, while a fourth double bedroom is served by a contemporary family bathroom. Designed for health, wellness, and leisure, the property features a magnificent home cinema and games room, a spacious gym area, and a breath-taking 40-foot swimming pool with a hot tub and designated WC and shower facilities. Outside, the generous garden and patio serve as a fantastic space for outdoor activities and barbecues. A large driveway provides parking for multiple vehicles, leading to a double garage with secure internal access. Perfectly situated for family convenience, the property is just a five minute drive from Haverhill town centre. It also benefits from excellent commuter connectivity, with straightforward access to both the M11 and A11 main road networks. Outstanding Specification - An impressive four-bedroom detached family residence finished to an impeccable standard throughout. Premier Location - Tucked away in a highly desirable, quiet residential cul-de-sac just a 5-minute drive from Haverhill town centre. Private Leisure Wing - Features a magnificent home cinema, dedicated games room, and a fully equipped gym area. 40ft Swimming Pool - Includes a luxury 40-foot indoor pool, hot tub, and designated private shower facilities. Open-Plan Kitchen Diner - A stylish modern culinary space complete with premium integrated appliances and a large breakfast bar with seating. Versatile Living Spaces - A bright main lounge and a separate formal dining room that seamlessly connects the kitchen to the garden. Flexible Ground Floor - Includes a front-aspect study currently utilised as a fifth bedroom plus a practical utility and laundry room and a guest WC. Luxury Principal Suite - An elegant master bedroom featuring a dedicated dressing area and a private en-suite bathroom. Abundant Bathrooms - Two further double bedrooms enjoy their own en-suite bathrooms, alongside a contemporary family bathroom. Fantastic Outdoor Space - Generous low-maintenance garden and a large patio area offering excellent privacy perfect for barbecues and outdoor activities. Ample Parking - A large driveway accommodating parking for multiple vehicles plus a double garage with secure internal access. Excellent Commuter Links - Ideally located for straightforward road connectivity to both the M11 and A11 networks Property Type: Detached Full selling price: £1100000.00 Pricing Options: Guide Price Tenure: Freehold EPC rating: D Measurement: 6404.527 sq.ft. Outside Space: Rear Garden, Patio Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied.. -----

4

Bed Room(s)

3

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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