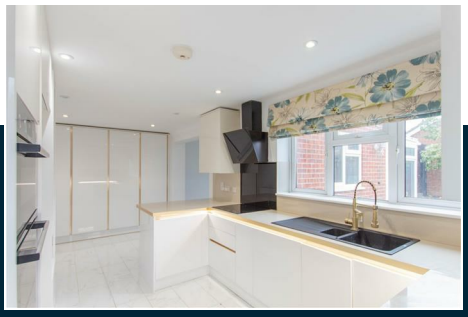
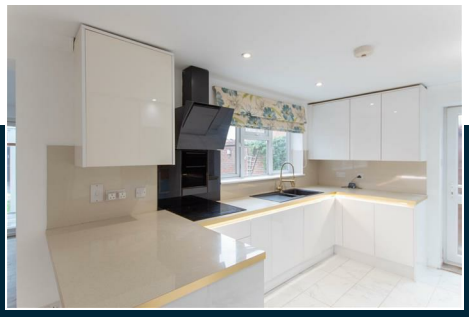
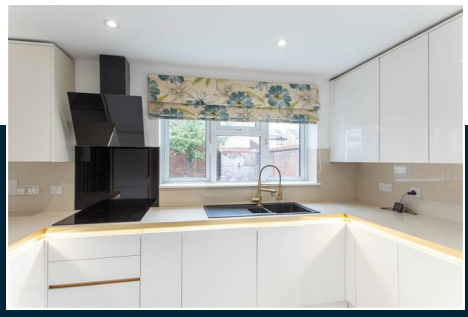








Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

15 Lophams Close, Haverhill, CB9 9JR

A spacious and substantially extended five bedroom detached house on the popular Arrendene development, in close vicinity to schools and amenities. The property benefits from beautiful refitted kitchen, rear garden, and driveway and garage. Available 6th November 2026.

£1,900 Per Month

- Ground Floor Bedroom and Shower Room
- En Suite to Master Bedroom
- Dressing Area
- Conservatory
- EPC Rating C
- Council Tax Band D

RICS naea | propertymark PROTECTED arla | propertymark PROTECTED



ACCOMMODATION with approximate room sizes

GROUND FLOOR

Entrance Hall
Storage cupboard, stairs to first floor, doors to:

Sitting Room
16'11" x 14'11" (5.17m x 4.55m)
Window to front, door to:

Kitchen Breakfast Room
19'11" x 9'10" (6.08m x 3.02m)
Fitted matching wall and base units with worktop over, inset 1 1/2 bowl sink with mixer tap, integrated electric hob, electric double oven, integrated dishwasher, space for double fridge freezer, window to rear, door to side, opening to:

Dining Room
11'10" x 9'10" (3.63m x 3.02m)
Window to rear, sky light, plumbing for washing machine, doors to:

Conservatory
11'10" x 6'11" (3.63m x 2.11m)
Door to garden

Bedroom Five / Study
10'11" x 8'11" (3.33m x 2.72m)
Window to front, built in storage

Shower Room
Window to side, wc, wash hand basin, shower cubicle

FIRST FLOOR

Landing
Storage cupboard, doors to:

Bedroom One
11'10" x 9'10" (3.63m x 3.02m)
Window to side, door to:

En Suite Shower Room
Window to front, wc, wash hand basin, shower cubicle

Bedroom Two
11'11" x 10'11" (3.64m x 3.33m)
Window to side

Bedroom Three
11'4" x 9'11" (3.46m x 3.03m)
Window to side

Bedroom Four
9'11" x 9'10" (3.03m x 3.00m)
Bedroom Four

Walk In Wardrobe
Folding door, fitted rails

Shower Room
Window to front, walk in shower, wc, wash hand basin

OUTSIDE

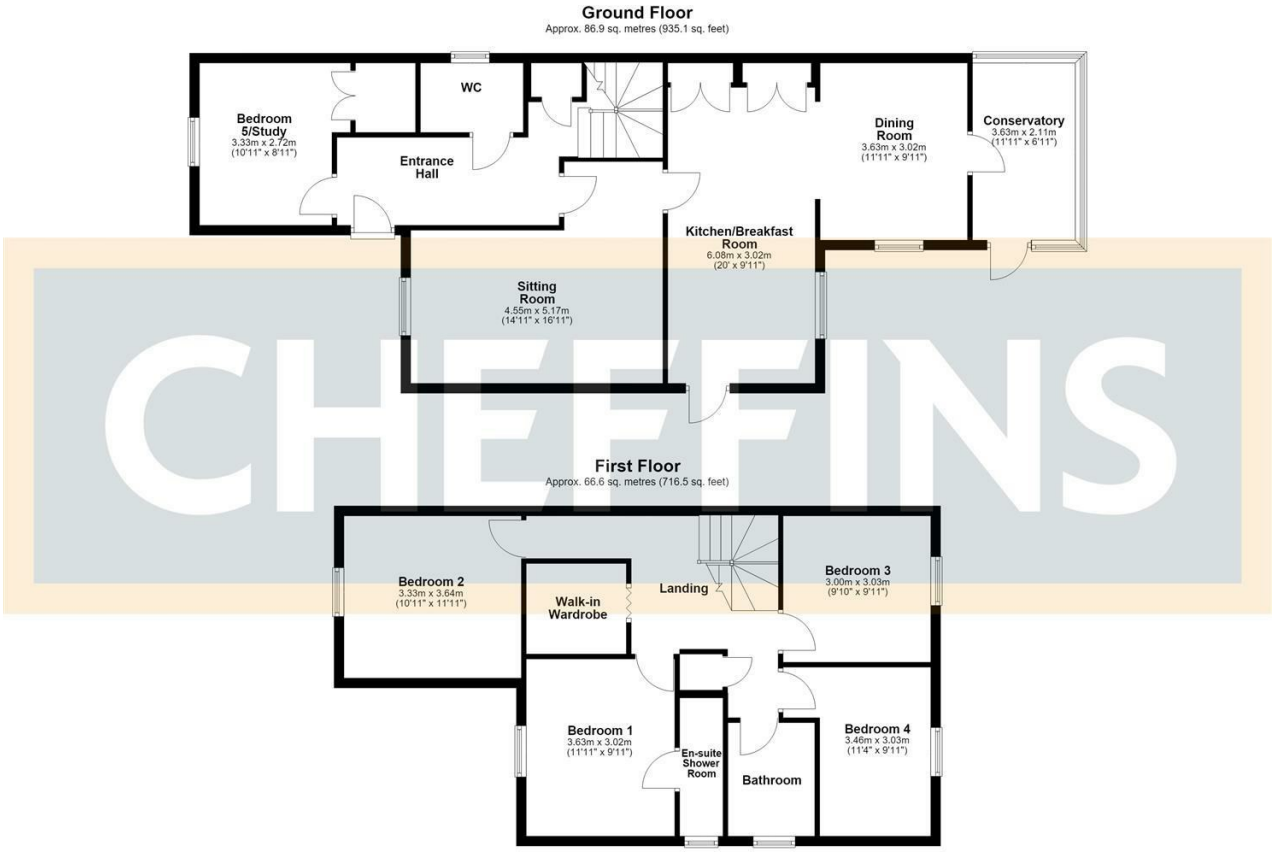
Garden
Rear garden wraps around the side of the house and is mostly laid to lawn with raised deck area and pergola over, storage shed

Parking
Driveway and garage to side with EV Tesla charger

Holding Deposit
£438.00

Material Information
For more information on this property please refer to the Material Information brochure on our Website



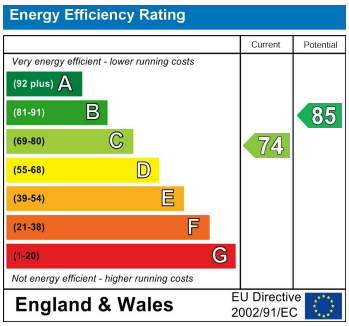


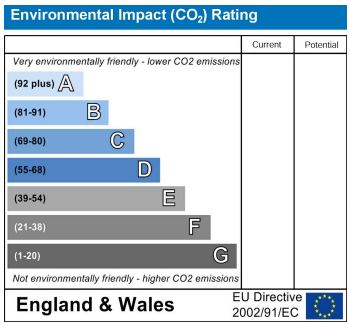
Total area: approx. 153.4 sq. metres (1651.6 sq. feet)

Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings





Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
   If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.