JAMIE WARNER
– ESTATE AGENTS –

18 Sperling Drive, Haverhill, CB9 9SH

Guide Price £270,000

- Three Bedrooms
- Attractive Kitchen/Dining Room
- Low Maintenance Rear Garden
- En Suite
- Downstairs WC
- Tucked Away Spot
- Spacious Sitting Room
- Modern Bathroom Suite
- Single Garage

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

18 Sperling Drive, Haverhill CB9 9SH

Nestled discreetly in Haverhill, on the Cambridge side, this charming semi-detached house with three bedrooms boasts a variety of attractive features. Key highlights encompass a delightful kitchen/dining area, a spacious sitting room, a downstairs cloakroom, an en suite, and a contemporary bathroom suite. The property is also enhanced by a low-maintenance rear garden and a single garage.

3 2 1 C

Council Tax Band: C

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

The front door opens into the entrance hall, featuring a radiator, wooden flooring, doors to the WC, and another leading to the sitting room.

WC

Equipped with a two-piece suite including a pedestal wash hand basin with a mixer tap and a low-level WC. Features tiled splashbacks, a radiator, and wooden flooring.

Sitting Room

18'0" x 10'5"

The sitting room boasts a window to the front and another to the side, flooding the space with abundant natural light. It features an attractive fireplace, two radiators, wooden flooring, stairs leading to the first floor, and a convenient storage cupboard.

Kitchen/Dining Room

9'5" x 13'11"

Featuring a well-coordinated set of base and overhead units, ample worktop space, a stainless steel sink with a single drainer and mixer tap, an integrated fridge/freezer and washing machine, an electric fan-assisted oven, a built-in gas hob with an extractor hood, a rear window with garden views, a radiator, tiled flooring, and French doors that open to the garden.

Landing

Bedroom 1

10'4" x 9'0"

The primary bedroom features a front-facing window, a radiator, a built-in wardrobe, and fitted cabinetry.

En-suite

Featuring a three-piece suite including a pedestal wash hand basin with a mixer tap, a tiled shower enclosure with a fitted shower over and a glass screen, and a low-level WC. Full-height tiling adorns all walls, complemented by a window to the front, a radiator, and wooden flooring.

Bedroom 2

11'4" x 7'8"

Bedroom 2 features a rear window that overlooks the garden, a built-in wardrobe, and a radiator.

Bedroom 3

8'4" x 6'0"

Bedroom 3 features a window to the rear with a view of the garden, a radiator, and built-in double wardrobes.

Family Bathroom

Equipped with a three-piece suite including a panelled bath with a shower attachment and mixer tap, a pedestal wash hand basin with a mixer tap, and a low-level WC. Features tiled splashbacks, a heated towel rail, wooden flooring, and a door.

Attic Room

The vendor has transformed the attic into a functional space, currently serving as a den. Drop-down loft ladders from bedrooms 1 and 2 provide convenient access to this area.

Outside

The rear garden comprises two tiers, each with its own seating spot. It is fully paved, forming a charming, easy-to-care-for space for unwinding. Enclosed by timber fencing, the garden also offers a gate for convenient access to the parking area.

As for the front garden, it is enclosed by attractive railings and adorned with pebbles, enhancing its curb appeal.

Special Notes

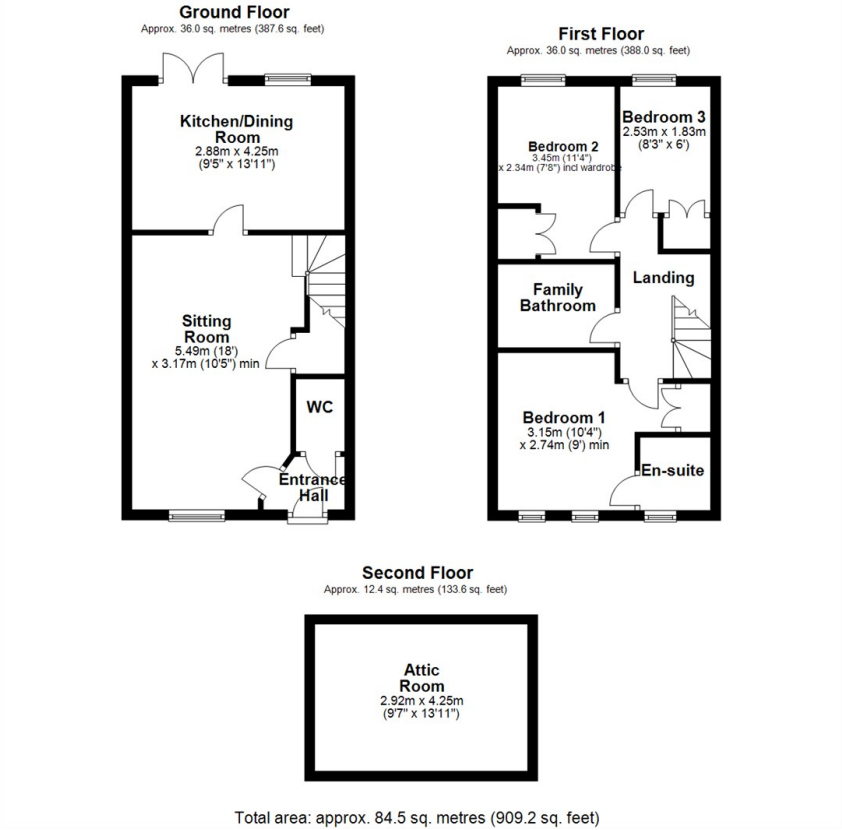
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

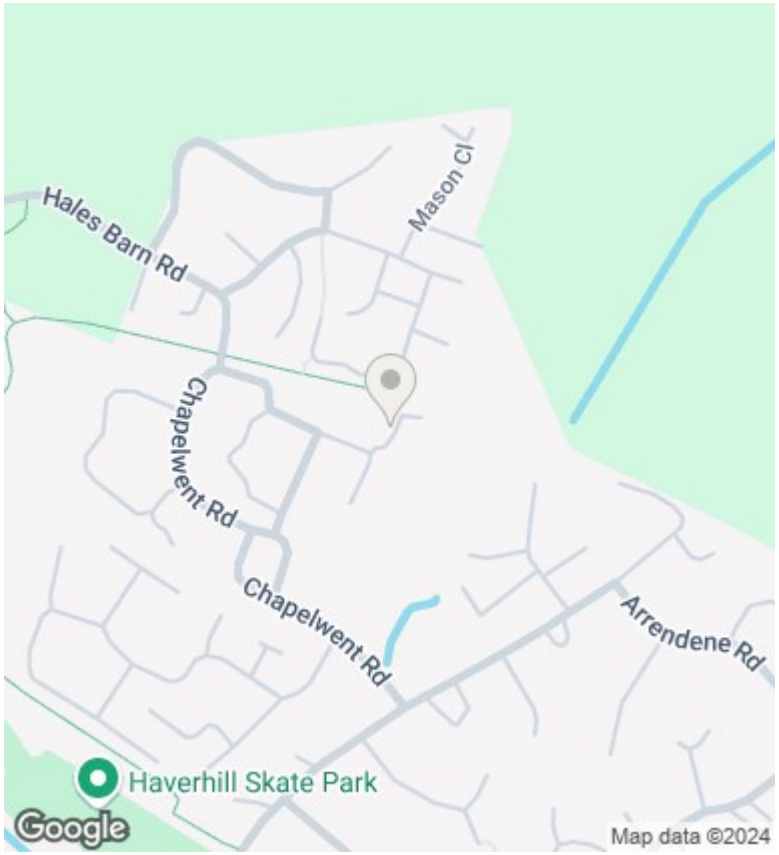
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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.





Viewings

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

Council Tax Band C

B

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk