



JAMIE WARNER  
— ESTATE AGENTS —



## 1, Bernhard Row Hamlet Road, Haverhill, CB9 8EH

£300,000

- Only three-bed on development
- Beautiful kitchen/diner with appliances
- Landscaped corner garden plot
- Private, gated community setting
- Spacious sitting room with patio doors
- Two allocated parking spaces
- High-spec bespoke interior finish
- Three well-proportioned bedrooms
- Built by Freshwater Estates

# Bernhard Row Hamlet Road, Haverhill CB9 8EH

## ONE-OF-A-KIND THREE-BEDROOM HOME IN A PRIVATE GATED DEVELOPMENT

Built just five years ago by the highly regarded Freshwater Estates, this distinctive three-bedroom home showcases exceptional build quality and bespoke finishes throughout. As the only three-bedroom property within this private gated development, it benefits from a truly individual design — a hallmark of Freshwater's commitment to custom craftsmanship. Internally, the home features stylish and well-planned accommodation, including a stunning kitchen/diner with integrated appliances. Outside, the property enjoys a beautifully landscaped corner plot and secure allocated parking, all set within a peaceful, well-maintained community.



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.

## Accommodation

### Porch

A fully enclosed entrance porch with an entrance door to the front, featuring oak-effect tiled flooring. An internal archway leads through to the main entrance hall, creating a warm and sheltered welcome to the home.

### Entrance Hall

A bright and spacious hallway offering a great first impression, complete with oak-effect tiled flooring, a radiator and an open-plan staircase rising to the first floor. Provides access to the main ground floor rooms and a handy under-stair storage cupboard, perfect for coats, shoes or general household essentials, with oak-effect tiled flooring continuing the stylish flow of the hallway.

### WC

Conveniently located off the hall, this smartly finished cloakroom includes a wall-mounted wash hand basin with mixer tap and tiled splashback, a low-level WC, heated towel rail, and oak-effect tiled flooring — ideal for guests or busy family life.

### Storage Cupboard

A handy under-stair storage cupboard, perfect for coats, shoes or general household

essentials, with oak-effect tiled flooring continuing the stylish flow of the hallway.

### Kitchen/Dining Room

4.77m (15'8") x 2.74m (9')

A well-appointed and sociable space ideal for everyday living and entertaining. Fitted with a matching range of base and eye-level units, generous worktop space, and a 1½ bowl ceramic sink with stainless steel swan neck mixer tap. Integrated appliances include a fridge/freezer, dishwasher, and washing machine, alongside a built-in electric oven with a four-ring hob and extractor hood. Two windows to the side bring in natural light, complemented by a radiator and oak-effect tiled flooring for a clean, modern finish.

### Sitting Room

4.77m (15'8") x 4.27m (14')

A generously proportioned reception room offering the perfect place to unwind or entertain. Light floods in through a large side window and double doors that open out to the rear patio, seamlessly connecting indoor and outdoor spaces. Finished with oak-effect tiled flooring and a radiator, with an additional internal door for ease of movement through the home.

## First Floor Accommodation

### Landing

A well-lit landing with two double storage cupboards, offering excellent linen and general storage space. Provides access to all bedrooms and the family bathroom.

### Bedroom 1

4.77m (15'8") x 2.00m (6'7")

A bright and stylish principal bedroom with a window offering views over the rear garden and a skylight adding further natural light. Fitted with triple wardrobes featuring full-length mirrored sliding doors, providing ample storage with hanging rails and shelving. Radiator and sliding door access complete this restful retreat.

### Bedroom 2

2.86m (9'5") x 2.37m (7'9")

A comfortable second bedroom overlooking the front garden, ideal as a guest room, child's bedroom or dedicated workspace.

### Bedroom 3

2.74m (9') x 2.00m (6'7")

Versatile in use, this third bedroom enjoys a side aspect and makes a great option for a nursery, home office, or dressing room.

### Bathroom

Smartly presented with a modern three-piece suite comprising a panelled bath with an

independent power shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap, and low-level WC. Fully tiled walls and flooring add a clean, contemporary feel, along with a heated towel rail and window to the side.

#### Outside

The rear garden provides a fantastic outdoor space, combining functionality with a peaceful setting. A paved patio directly behind the house is perfect for al fresco dining or entertaining, with a lawn stretching out towards a backdrop of mature trees offering privacy and natural shade.

To the side, a dedicated growing area with raised allotment beds is ideal for those with green fingers. A painted timber shed provides useful storage, while the surrounding beds and borders offer scope for further planting. A side gate gives convenient access to the front of the property.

The front garden is attractively landscaped with a neatly maintained lawn and a bark-chipped section filled with mature shrubs and trees, offering an appealing and welcoming approach to the home.

#### Secure Parking

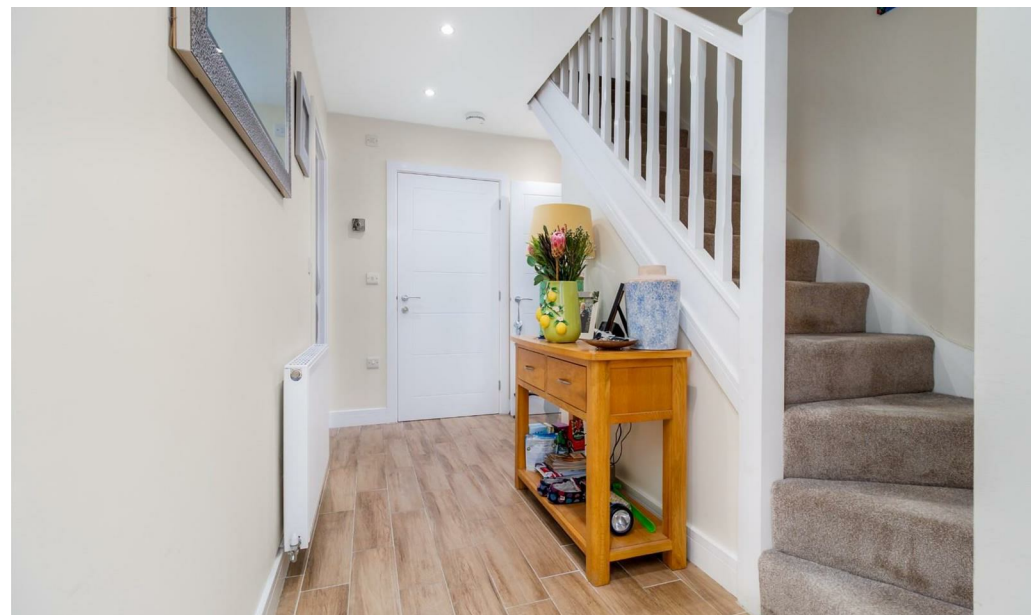
Situated within a private gated development, the property enjoys a heightened sense of privacy and security. It benefits from two allocated parking spaces located directly in front of the house, offering effortless day-to-day convenience. Additional visitors' spaces are also available, ensuring ample parking for guests.

#### Viewings

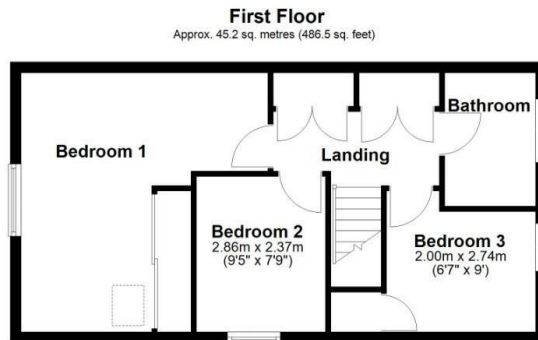
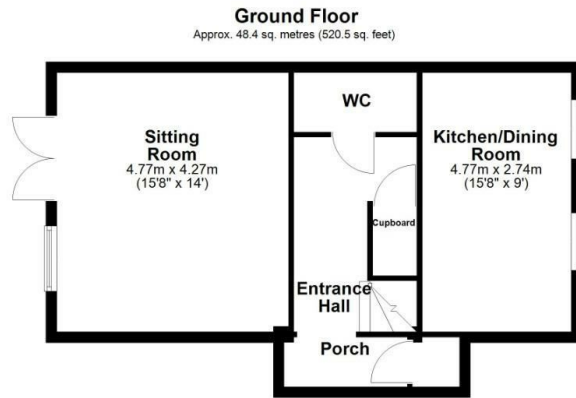
By appointment with the agents.

#### Special Notes

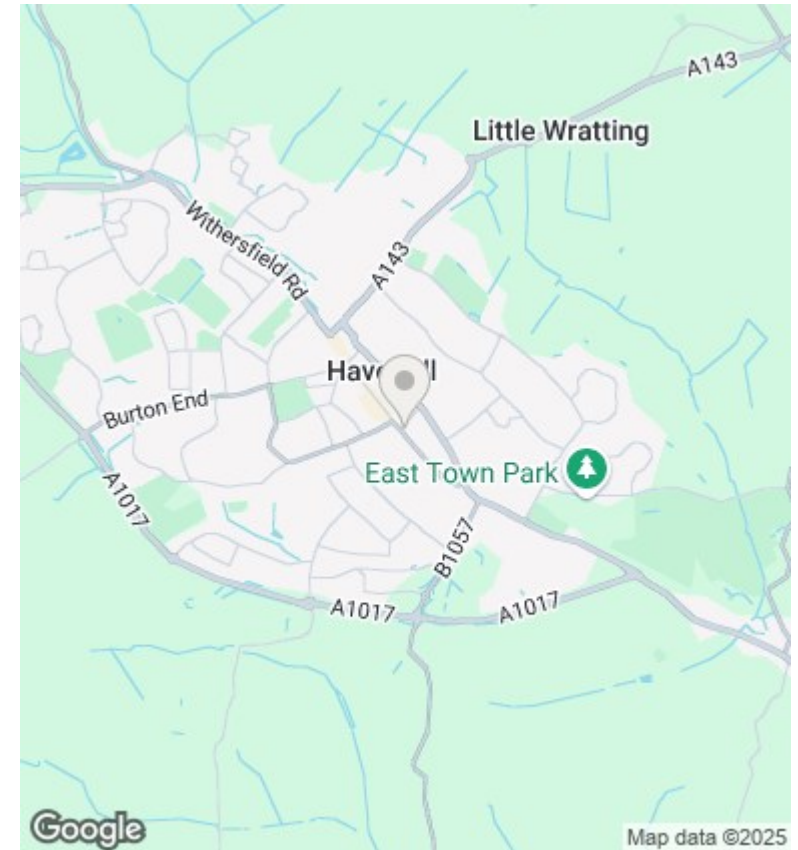
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 93.6 sq. metres (1007.0 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

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	