



JAMIE WARNER  
— ESTATE AGENTS —



## 40 Hamlet Road, Haverhill, CB9 8EH

Guide Price £475,000

- Three/Four Bedrooms
- Orangerie
- Walk-in-distance To The Town Centre
- Two/Three Reception Rooms
- Private Gardens
- No Onward Chain
- Stunning Kitchen
- Oversized Garage & Parking

# 40 Hamlet Road, Haverhill CB9 8EH

A delightful 1930's detached family home that has been extended and modernised to offer excellent and versatile accommodation throughout. The property enjoys a lovely, elevated position and no onward chain

The well-proportioned accommodation comprises; entrance hall, living room with feature fireplace, dining room, stunning kitchen with breakfast area and an orangery with a feature roof lantern. There are four good sized bedrooms, modern family bathroom plus a separate ground floor shower room.

Externally the property benefits from driveway, oversized garage and generous private gardens to the front and rear. This is a wonderful home that must be viewed to be fully appreciated.



Council Tax Band:



Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

#### Ground Floor

##### Porch

Entrance door, window to side, door to:

##### Entrance Hall

Window to side, radiator, stairs to first floor, door to:

##### Dining Room

10'5"

Box window to front, window to side, radiator, parquet wooden flooring.

##### Sitting Room

11'1"

Window to side, coal effect gas fireplace, radiator, parquet wooden flooring, french doors to Orangery.

##### Kitchen/Breakfast Room

8'7"

Fitted with a matching range of base and eye level units with worktop space over, matching Island & breakfast bar, butler style sink unit with swan neck mixer tap, integrated dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring hob with extractor hood over, under floor heating, french doors to Orangery.

##### Sun Room

Windows to front side and rear, roof lantern, wooden flooring, under floor heating, two sets of French doors lead to the rear garden.

##### Office/bedroom 4

11'0"

Window to side, French doors to rear garden, under-floor heating, door to garage, door to:

##### Shower Room

Fitted with a three-piece suite comprising a tiled shower enclosure with glass screen, pedestal wash hand basin with mixer tap, tiled splashbacks, low-level WC and heated towel rail, wooden flooring.

##### Garage

Oversized single garage with up and over door, power and light connected.

#### First Floor

##### Landing

Window to side, built-in cupboard.

##### Bedroom 1

10'0" max

Box window to front, Storage cupboard, sliding door, door to:

### Bedroom 2

9'5"

Window to rear, radiator.

### Bedroom 3

7'4"

Window to rear, radiator.

### Bathroom

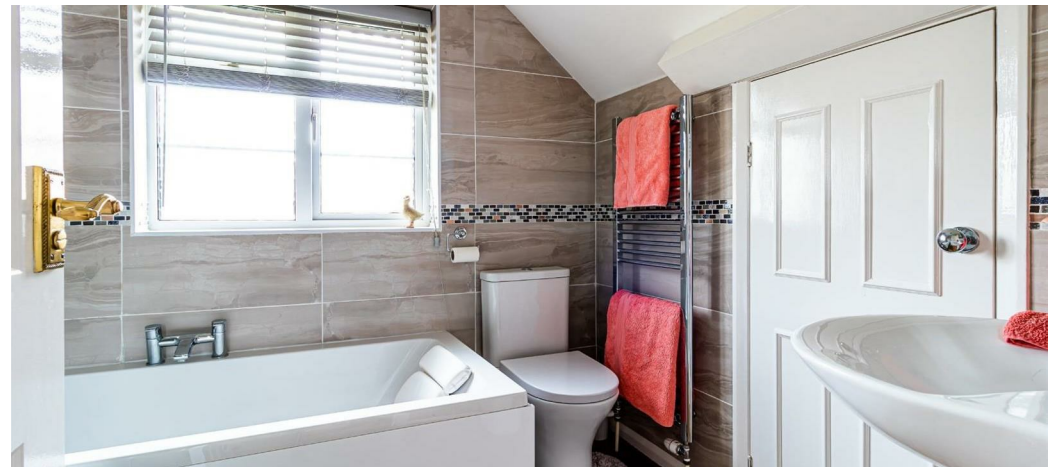
Fitted with a four-piece suite comprising a panelled bath with mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure with fitted shower over and glass screen, low-level WC, full height tiling to all walls, heated towel rail, shaver point, built-in eaves storage space.

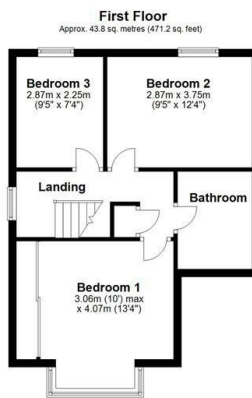
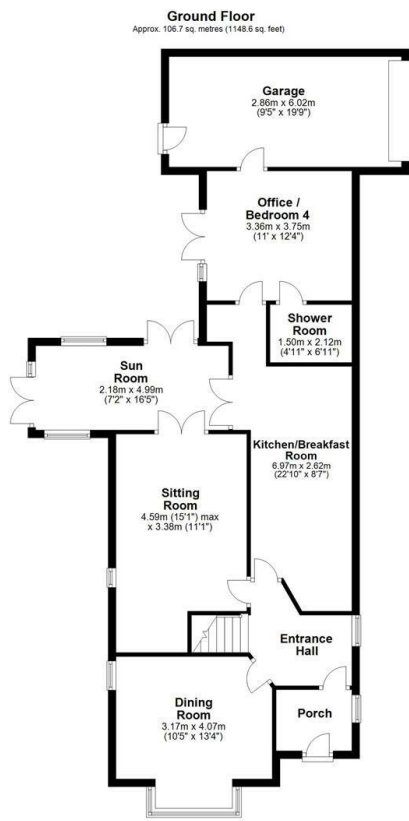
The front garden has gated pedestrian access at two points with brick-built wall and picket fence leading to the landscaped front garden with stepped well stocked flower borders, ornamental pond, outside lighting.

The rear garden is mainly laid to lawn and lined on one side by a mature hedgerow. At the head of the garden is a generous two-tier patio area providing a pleasant area for relaxation and entertaining.

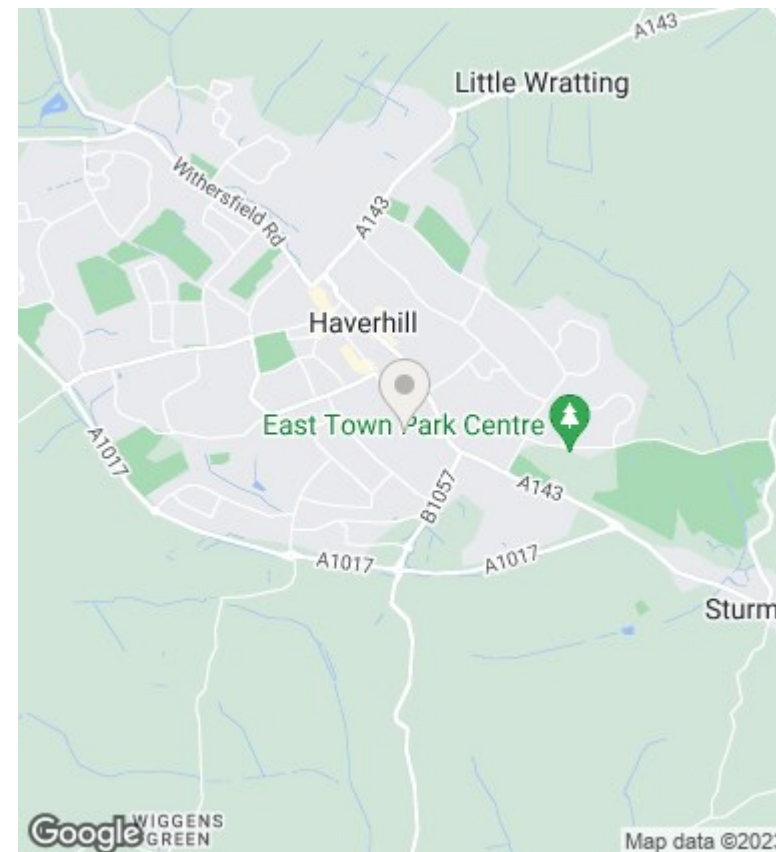
Off-road parking is located at the rear right hand side of the property.







Total area: approx. 150.5 sq. metres (1619.8 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

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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>	58	60
(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	