



JAMIE WARNER
— ESTATE AGENTS —



78 Hamlet Road, Haverhill, CB9 8QQ

£350,000

- Spacious three-bedroom detached bungalow
- Beautifully landscaped 75ft rear garden
- Off-road parking and driveway space
- Large kitchen/living area
- Workshop and garage with power
- No onward chain, central location
- Stunning conservatory with French doors
- Shower room with double enclosure
- Versatile accommodation

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A generously sized and versatile detached bungalow situated in a sought-after central location, offering convenient access to the town centre while remaining tucked away from the hustle and bustle. The property features a spacious kitchen/living area, a stunning conservatory with French doors leading to a beautifully landscaped rear garden, three well-proportioned bedrooms, and a modern shower room. Additional highlights include a practical workshop, garage with electric roller door, and a driveway providing off-road parking.

The home also benefits from no onward chain and offers excellent potential for a loft conversion, subject to the necessary planning permissions. With its thoughtful layout and ample space, this charming property provides a wonderful opportunity for comfortable living.



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

Welcoming entrance hall with a front door, radiator, and access to all rooms. There's also loft access via a dropdown ladder.

Kitchen / Living Area 7.52m (24'8") x 3.65m (12')

This beautifully designed kitchen is fitted with matching oak base and eye-level units, complemented by rounded-edge worktops. A 1.5 bowl stainless steel sink unit with a single drainer and mixer tap sits beneath a window offering views to the side. The kitchen also boasts a fitted eye-level electric fan-assisted double oven, a built-in five-ring gas hob with a pull-out extractor hood, and vinyl flooring for practicality.

The spacious living area is carpeted for comfort and houses the wall-mounted gas boiler that serves the heating and hot water systems. French doors provide access to the

conservatory, while a sliding door leads to:

Utility Room 2.14m (7') x 1.28m (4'2")

Convenient utility space with fitted oak base units, rounded-edge worktops, plumbing for a washing machine, and a window to the side. The room also houses the hot water cylinder.

Conservatory 7.52m (24'8") x 2.74m (9')

A stunning addition to the home, this half-brick conservatory features uPVC double glazing, power, and lighting. With two windows to the side, two to the rear, and elegant tiled flooring, the vaulted warm roof with four Velux windows bathes the space in natural light. French doors open onto the garden, while additional doors lead to side access and the workshop.

Bedroom 1 3.66m (12') max x 3.05m (10')

Spacious main bedroom with a bay window to the front, a feature fireplace with a tiled surround, and a radiator.

Bedroom 2 / Sitting Room 3.66m (12') max x 3.05m (10')

A versatile second bedroom, currently used as a sitting room, featuring a bay window to the front and a radiator.

Bedroom 3 3.65m (12') x 3.05m (10')

A light-filled third bedroom with a window to the side and a radiator.

Shower Room

Modern three-piece suite including a double shower enclosure with a power shower and glass screen, a vanity wash hand basin with a mixer tap, and a low-level WC. Tiled splashbacks add a stylish touch, while a window to the side and a radiator complete the space.

Workshop 6.12m (20'1") x 2.52m (8'3") narrowing to 1.7m (5'8")

A practical workshop with a double-glazed polycarbonate roof, exterior cold tap, power, and lighting. Includes a window to the rear, a double door, and an additional door leading to the:

Garage

The garage is equipped with power and lighting and features a remote-controlled electric roller door for ease and convenience.

Outside

The property boasts a generous, beautifully landscaped rear garden measuring over 75ft. A spacious paved patio directly off the conservatory creates the perfect space for entertaining or relaxing. Pathways on both sides of the bungalow provide side access, with one leading to the workshop.

The main garden is laid to lawn and surrounded by vibrant flower and shrub borders, creating a private and serene outdoor space. The garden is fully enclosed, ensuring peace and security.

The front of the property is laid with shingle, enclosed by attractive railings, and features a pathway leading to the entrance. Additionally, a driveway at the front of the garage offers convenient off-road parking.

This charming home truly combines practicality and comfort, offering a wonderful lifestyle opportunity.

Viewings

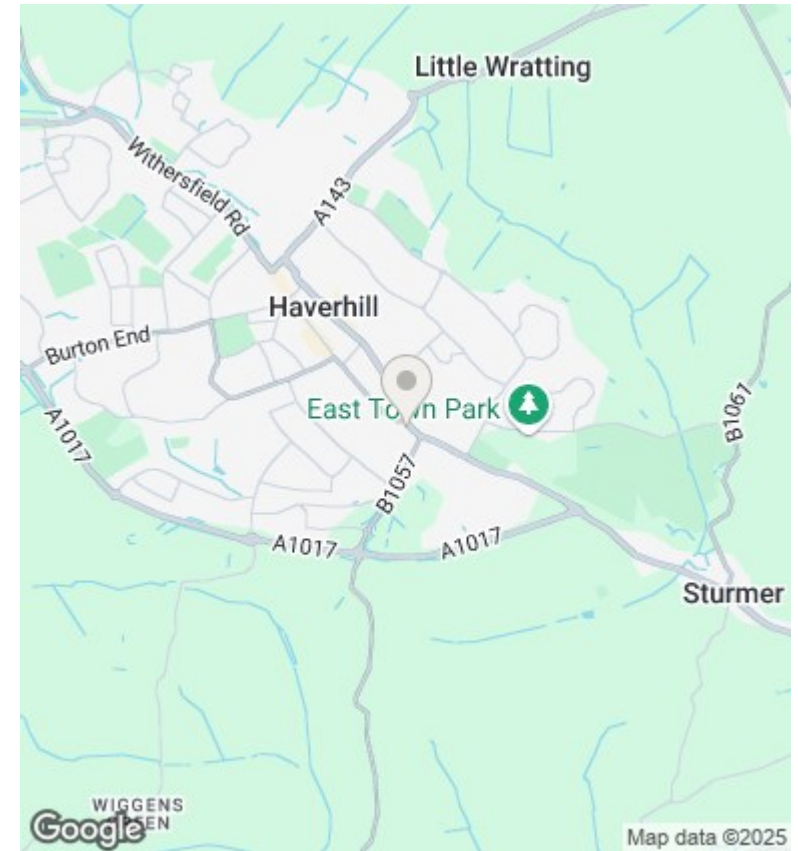
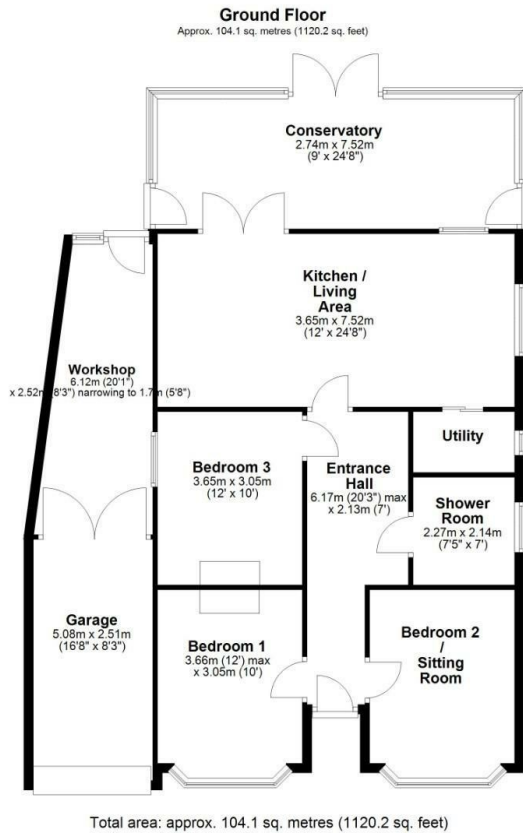
By appointment with the agents.

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.







Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	