



JAMIE WARNER  
— ESTATE AGENTS —



## 15 Arrendene Road, Haverhill, CB9 9JQ

Guide Price £335,000

- Extended & modernised detached home
- Stylish open-plan kitchen/dining space
- Contemporary family bathroom
- Sought-after Arrendene development
- Separate utility & ground floor WC
- Attractive rear garden with patio & lawn
- Bright, spacious sitting room
- Three well-proportioned bedrooms
- Generous driveway parking & garage

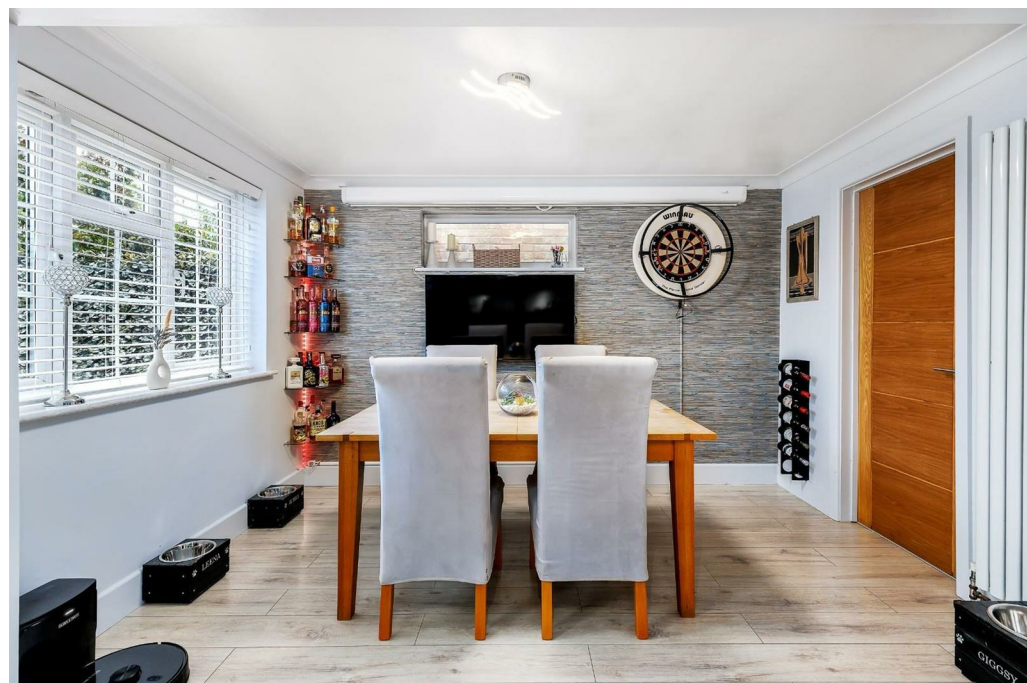
# 15 Arrendene Road, Haverhill CB9 9JQ

MODERNISED & EXTENDED FAMILY HOME ON THE POPULAR ARRENDENE DEVELOPMENT

This beautifully presented detached house has been extended and thoughtfully modernised throughout, creating stylish and flexible living space. Set on the ever-popular Arrendene development, the home offers a superb open-plan kitchen/dining area, a generous sitting room, three bedrooms and a contemporary bathroom. Outside, there's an attractive rear garden designed for entertaining and play, plus generous driveway parking and an attached garage. The property also benefits from gas central heating and double glazing.



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.

### Ground Floor

#### Entrance Hall

A welcoming entrance that sets the tone for the home, with space to hang coats and store shoes.

#### WC

A stylish cloakroom fitted with a modern vanity wash hand basin and low-level WC, finished with smart tiling — ideal for guests and everyday use.

#### Sitting Room — 5.18m (17') x 3.87m (12'8") max

A bright, inviting living space with a large front-facing window and warm wooden flooring, perfect for relaxing or entertaining family and friends.

#### Kitchen / Dining Room — 7.39m (24'3") x 3.04m (10') min

The true heart of the home — this impressive open-plan space features solid oak worktops, excellent storage and preparation space, and room for a range cooker, fridge/freezer and

dishwasher. Twin rear windows keep the room light and airy, while double doors open directly onto the garden for easy indoor/outdoor living.

#### Utility Room — 2.26m (7'5") x 1.28m (4'2")

A practical laundry area with matching worktops, plumbing for a washing machine and space for a tumble dryer — keeping the main kitchen clear for cooking and entertaining.

#### Garage — 3.89m (12'9") max x 2.52m (8'3")

Ideal for parking, storage or workshop space, with an up-and-over door.

### First Floor

#### Landing

Naturally bright thanks to a side window, with doors leading to all bedrooms and the family bathroom.

#### Bedroom 1 — 4.16m (13'8") x 3.01m (9'10")

A spacious and calm main bedroom with plenty of room for wardrobes and additional furniture.

#### Bedroom 2 — 3.22m (10'7") x 2.76m (9'1")

Another good double room with a pleasant outlook over the rear garden.

#### Bedroom 3 — 2.00m (6'7") x 1.67m (5'6")

A versatile single bedroom — ideal for a child, home office or hobby room.

#### Bathroom

Well-presented with a white suite including bath and power shower over with glass screen, sleek vanity basin and WC. Stylish tiling and a heated towel rail complete the look.

#### Outside

The rear garden is designed for both relaxation and play. A wide paved patio flows directly from the house, creating an ideal space for outdoor dining and summer entertaining. Steps lead up to a large level lawn, bordered by smart dark-painted fencing for privacy. At the centre of the lawn is a circular area of low-maintenance artificial grass, perfect for a large trampoline or other play equipment. A modern timber shed sits neatly at the back of the garden, providing useful storage.

A gated side access links the rear garden to the front of the property — perfect for bringing through bikes, bins or garden tools.

### Parking

The property benefits from an attached garage and driveway parking to the front, providing convenient off-road space.

### Viewings

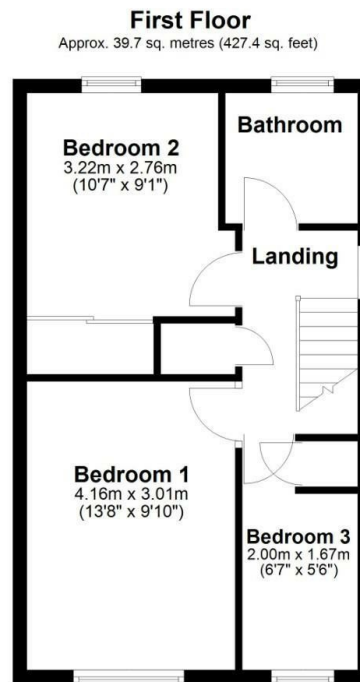
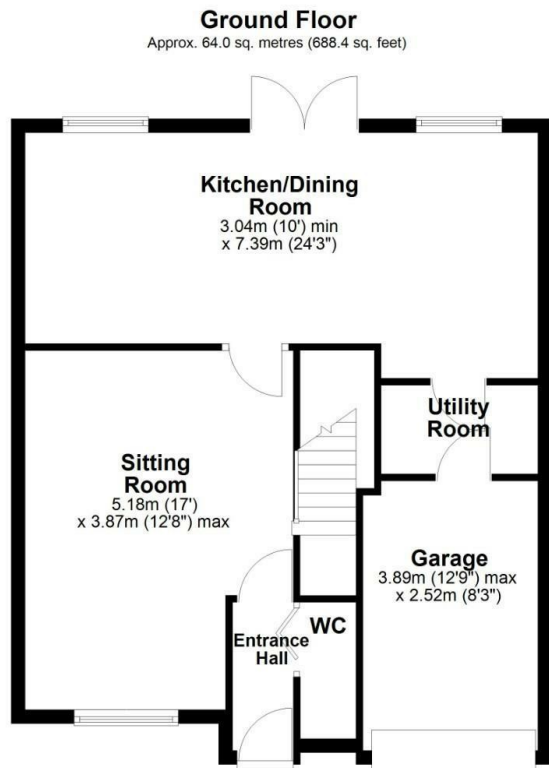
By appointment with the agents.

### Special Notes

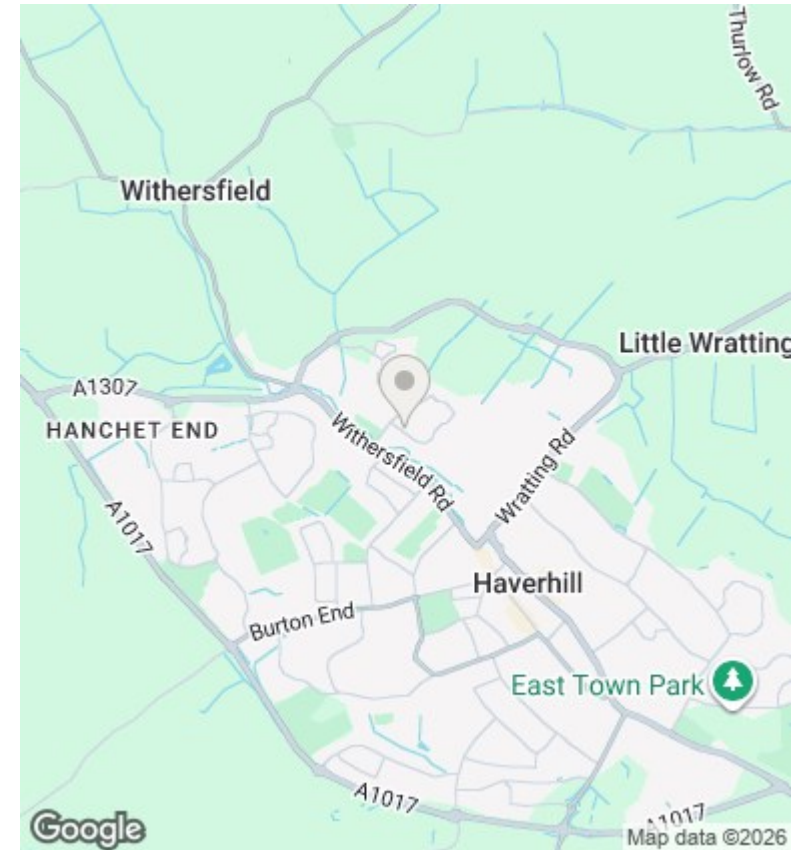
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 103.7 sq. metres (1115.8 sq. feet)



## Viewings

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

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