



JAMIE WARNER  
— ESTATE AGENTS —



## 72 Hempstead Road, Haverhill, CB9 7RE

£285,000

- Three bedroom end terrace
- Modern kitchen/diner
- Rear access to garage block
- Sought-after Hanchet Village location
- Stylish bathroom with double shower
- Allotted parking to front
- Cambridge side of town
- Landscaped rear garden
- Single garage to rear

## 72 Hempstead Road, Haverhill CB9 7RE

### MODERN HOME ON THE CAMBRIDGE SIDE OF TOWN

A well-presented three bedroom end of terrace home located on the sought-after Hanchet Village development, ideally positioned on the Cambridge side of town. The property offers a spacious sitting room, a modern kitchen/dining room, and a stylish bathroom. Outside, it enjoys a beautifully landscaped rear garden, allocated parking to the front, and a single garage to the rear. A perfect choice for first-time buyers, young families or anyone seeking a well-located home with great commuter links.



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:

#### Ground Floor

##### Entrance Hall

Welcoming entrance hall with front door, radiator, and stairs rising to the first floor. Provides access to the main living space.

Sitting Room – 5.25m (17'2") x 3.56m (11'8")

A spacious and light-filled reception room featuring a large box window to the front and two radiators. Glazed double doors open into the dining area, creating an ideal flow for entertaining or family life.

Dining Room – 3.66m (12') x 2.46m (8'1")

A versatile space with Karndean flooring and ample room for a family dining table. Double doors open through to the kitchen, making it a sociable and practical layout.

Kitchen – 3.66m (12') x 1.98m (6'6")

Well-appointed kitchen fitted with a matching range of base and eye-level units, worktop space, and a stainless steel sink with single drainer. Includes plumbing for a washing machine, space for a fridge/freezer, a built-in electric fan-assisted double oven, and a water softener. A window to the rear provides natural light, and the Karndean flooring continues the modern finish.

#### First Floor

##### Landing

Providing access to all bedrooms and the family bathroom. Includes two built-in storage cupboards offering practical space for linen and household essentials.

Bedroom 1 – 4.55m (14'11") x 3.14m (10'4") max

A generously sized principal bedroom with two windows to the front and a radiator, offering a bright and comfortable retreat.

Bedroom 2 – 3.66m (12') x 2.55m (8'4")

A well-proportioned double bedroom with a window overlooking the rear garden.

Bedroom 3 – 2.69m (8'10") x 1.89m (6'3")

A single bedroom with rear-facing window and radiator — ideal as a nursery, guest room or home office.

### Bathroom

Stylishly fitted with a modern three-piece suite comprising a vanity wash hand basin with mixer tap, double shower enclosure with glass screen and power shower over, and low-level WC. Features a heated towel rail, wooden flooring, and a window to the side.

### Outside

The rear garden is attractively landscaped and fully enclosed, offering a good degree of privacy. A paved pathway winds through a well-maintained lawn, bordered by established flowerbeds and mature planting. There is a timber shed for storage, an external water tap, and a wall-mounted outdoor power socket. A rear gate provides convenient access to the garage block, where this property benefits from a single garage.

### Garage & Parking

To the front of the property is an allocated off-road parking space, providing convenient access for day-to-day use. In addition, a single garage is located within a nearby block to the rear of the property, accessed via the back gate. This provides secure storage or additional parking if required.

### Viewings

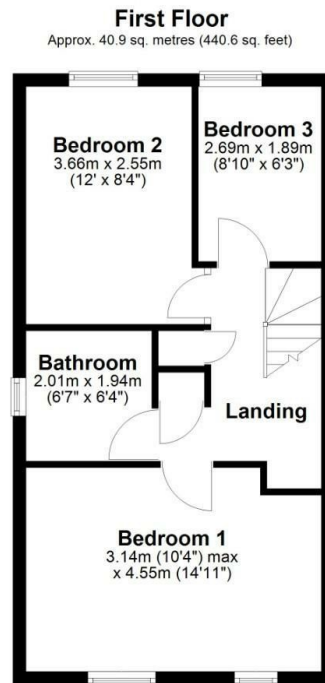
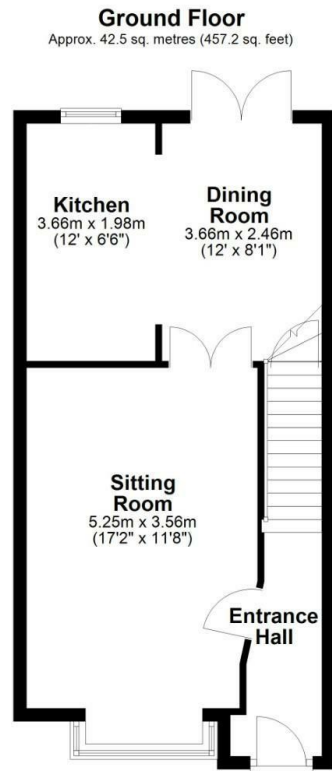
By appointment with the agents.

### 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. 83.4 sq. metres (897.8 sq. feet)



## 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) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>72</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	