



## 1 Dalham Place, Haverhill, CB9 0AL

£239,950

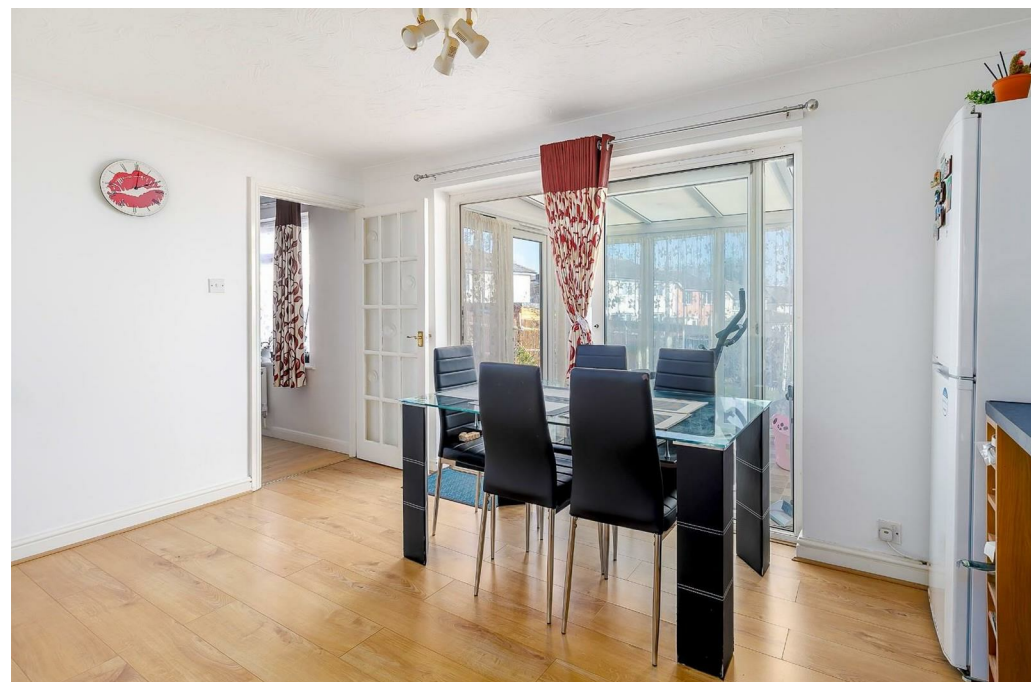
- Spacious 3-bedroom end-terrace
- Modern kitchen/dining room layout
- Stylish full-height tiled bathroom
- Large garden with fish pond
- Dual-aspect sitting room design
- Convenient ground floor WC
- Bright conservatory with French doors
- Practical built-in storage options
- Popular Chalkstone development location

# 1 Dalham Place, Haverhill CB9 0AL

Discover this spacious 3-bedroom end-terraced home on the sought-after Chalkstone development. Boasting one of the largest gardens in the area, this property is perfect for outdoor living with a spacious patio, lawn, and charming pond. Inside, enjoy modern comforts like double glazing, gas central heating, and a large kitchen/dining room designed for contemporary lifestyles. With a bright conservatory, spacious sitting room, and practical features throughout, this home offers both space and functionality.



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

Step into a bright and welcoming entrance hall, complete with a sleek radiator, stylish wooden flooring, and built-in cupboard storage for added convenience. The staircase leads gracefully to the first floor, creating an inviting introduction to the home.

### WC

Conveniently located on the ground floor, the WC combines practicality with style. It features a two-piece suite comprising a vanity wash hand basin with a mixer tap and a low-level WC. Full-height patterned ceramic tiling and tiled flooring add a modern touch, while a front-facing window allows natural light to flood in.

Kitchen/Dining Room - 17'8" x 14' (5.38m x 4.26m)

This spacious kitchen and dining area is designed with both functionality and comfort in mind. It boasts a matching range of base and wall-mounted units with a durable acrylic worktop, a stainless steel sink with single drainer and mixer tap, and ample space for appliances, including a washing machine, fridge/freezer, tumble dryer, and a cooker with extractor hood. A front-facing window and patio doors leading to the conservatory ensure the room is filled with light, while wooden flooring ties the space together beautifully.

Conservatory 10' x 7'6" (3.05m x 2.29m)

The conservatory offers a cosy retreat with UPVC double glazing, power points, and French doors opening onto the garden. Whether enjoying a peaceful morning or entertaining guests, this versatile space is a charming addition to the home.

Sitting Room - 17'8" x 10'10" (5.38m x 3.30m)

A generously sized sitting room with dual-aspect windows to the front and rear, flooding the space with natural light. Wooden flooring and a radiator create a warm and inviting atmosphere, ideal for relaxing or entertaining.

### First Floor

#### Landing

The first-floor landing benefits from a front-facing window, a double storage cupboard, and access to the wall-mounted combination boiler, which efficiently serves the heating and hot water systems.

Bedroom 1 - 12' x 10'1" (3.66m x 3.07m)

This spacious double bedroom features a rear-facing window, wooden flooring, and a radiator, providing a peaceful space to unwind.

Bedroom 2 - 12' x 9' (3.66m x 2.74m)

Another well-proportioned double bedroom with similar features, including a rear-facing window, wooden flooring, and a radiator.

Bedroom 3 - 12' x 6'1" (3.66m x 1.85m)

The third bedroom is versatile and ideal as a home office, nursery, or guest room. It also includes a rear-facing window, wooden flooring, and a radiator.

### Bathroom

The family bathroom is both practical and stylish, featuring a three-piece suite with a panelled bath and shower attachment, a vanity wash hand basin with mixer tap, and a low-level WC. Full-height ceramic tiling, a heated towel rail, tiled flooring, and a front-facing window complete the space.

### Outside

One of the largest gardens in the development, this outdoor space is perfect for relaxation and entertaining. A generous paved patio area connects directly to the conservatory, providing an ideal spot for outdoor seating and hosting. The garden includes a well-maintained lawn, a charming fish pond, and a straight pathway leading to a timber shed and a brick-built shed. Fully enclosed with fencing, the garden also benefits from gated rear access, offering both privacy and convenience.

### Viewings

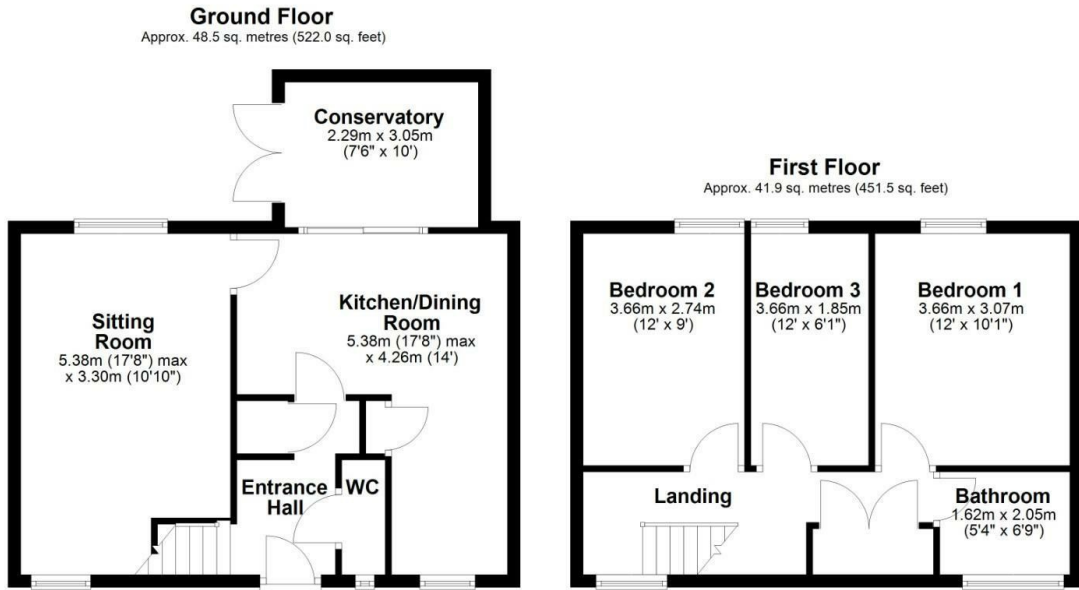
By appointment with the agents.

### Special Notes

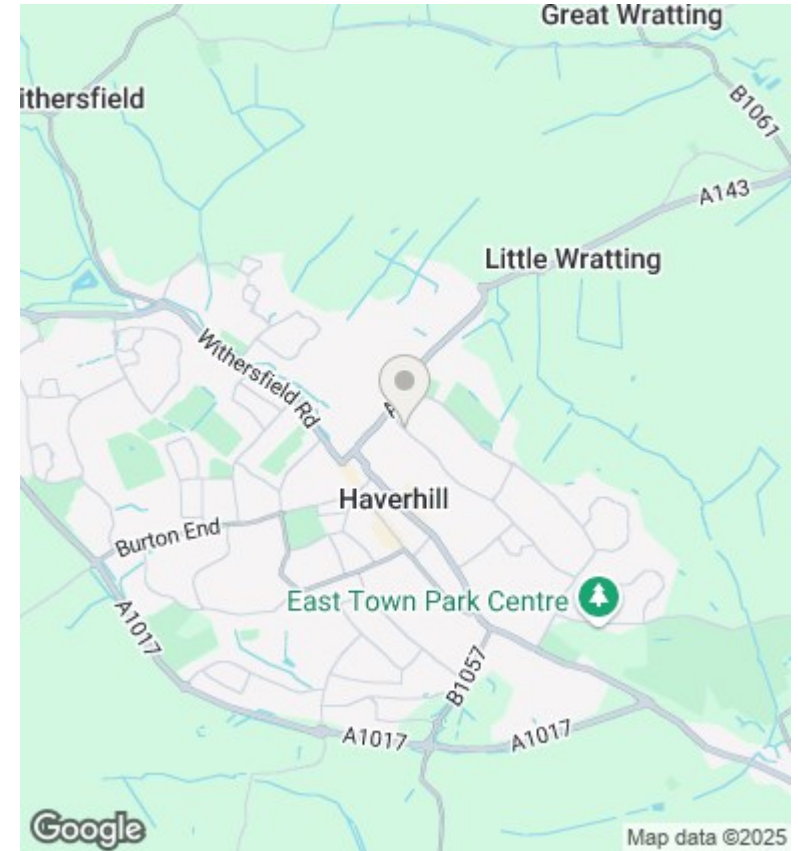
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 90.4 sq. metres (973.6 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	