JAMIE WARNER
ESTATE AGENTS

3 Haverhill Road, Little Wratting, Haverhill, CB9 7UD

Guide Price £200,000

- Two Generous Bedrooms
- Study With a View Of The Rear Garden
- (Recent Boiler Replacement) Gas Radiator Heating
- Attractive Kitchen/Dining Room
- Modern First Floor Bathroom
- Lovely Rear Garden
- Lovely Sitting with a Cast-Iron Wood Burner
- Double Glazing
- Must Be VIewed

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A charming Victorian terraced house located on the outskirts of Haverhill in the small hamlet of Little Wratting. This property boasts two bedrooms and an attractive, independent first floor bathroom making it perfect for a small family or a couple looking for their for first home.

Upon entering, this house exudes a welcoming ambience, starting with a delightful sitting room featuring a cast-iron wood burner. Transitioning seamlessly, you'll discover a spacious kitchen/dining area, ideal for hosting dinner parties, followed by a quaint study overlooking the rear garden.

The back garden is a splendid outdoor area, meticulously landscaped for minimal upkeep yet adorned with a variety of charming flower and shrub arrangements. Additionally, there is a generously sized outbuilding that could serve as an external office or garden bar.

2 1 2

Council Tax Band: B

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

The entrance door leads to small entrance with stairs ascending to the first floor and an entrance into the elegant sitting room.

Sitting Room

10'2" x 10'5"

Living room featuring a front-facing window, adorned with a distinctive fireplace housing a cast-iron wood burner. Complete with an oak mantle above, a radiator, laminate flooring, and an adjoining doorway leading to the kitchen/dining room.

Kitchen/Dining Room

10'9" x 13'2"

An inviting space, complete with a stylish array of base and overhead units, rounded worktops, a sleek stainless steel sink with a single drainer and mixer tap, provisions for your washing machine and dishwasher, ample room for a fridge/freezer, an integrated electric fan-assisted oven, a modern four-ring ceramic hob with an extractor hood above, a view of the garden through the rear-facing window, a cozy radiator, laminate flooring, and a convenient built-in storage cupboard.

Study

6'7" x 6'7"

This room exudes a charming indoor-outdoor ambiance, boasting French-style double doors and a rear window offering a delightful view of the garden. Complete with a radiator and slate tiled flooring.

FIRST FLOOR

Landing

Access to all first floor rooms.

Bedroom 1

10'2" x 10'4"

The primary bedroom features a fitted suite with various wardrobes, including two single wardrobes with overhead storage and bedside shelves. Additionally, there is a built-in storage cupboard. The room includes a window at the front and a radiator.

Bedroom 2

10'9" x 6'3"

A charming room featuring a rear window overlooking a garden, complete with a radiator. The room boasts a spacious built-in shelving unit and a single bed.

Bathroom

A generously sized bathroom equipped with a three-piece suite including a panelled bath with a shower attachment, mixer tap, and glass screen. It also features a pedestal wash hand basin with a mixer tap, a low-level WC, a heated towel rail, and a rear window.

Outside

The rear garden is a charming, low-maintenance space with generous room, ideal for those who enjoy entertaining or unwinding with a drink in the evenings or on weekends. A paved area extends from the house, leading to a delightful shingled space which serves as the primary seating spot. A pathway meanders alongside a lovely flower and shrub display bed on one side, leading to a picturesque seating area sheltered by a timber pergola adorned with beautiful climbing plants, alongside a spacious timber outbuilding. The rear garden features a gated access for residents from the initial paved area and includes a garden tap. Moving to the front garden, it is enclosed by a low fence with a gate that opens to a pathway guiding you to the entrance door. The rest of the area is landscaped with shingle for easy maintenance.

Viewings

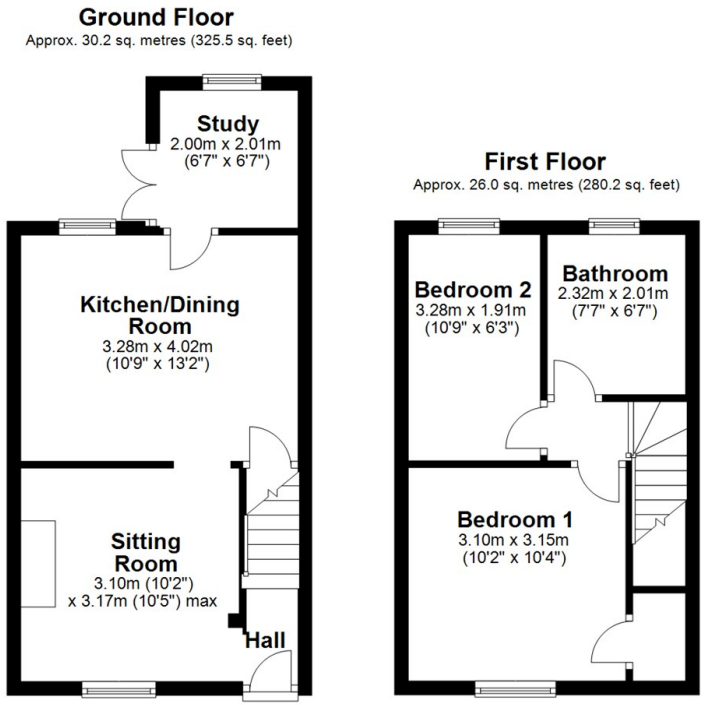
By appointment with the agents.

Special Notes

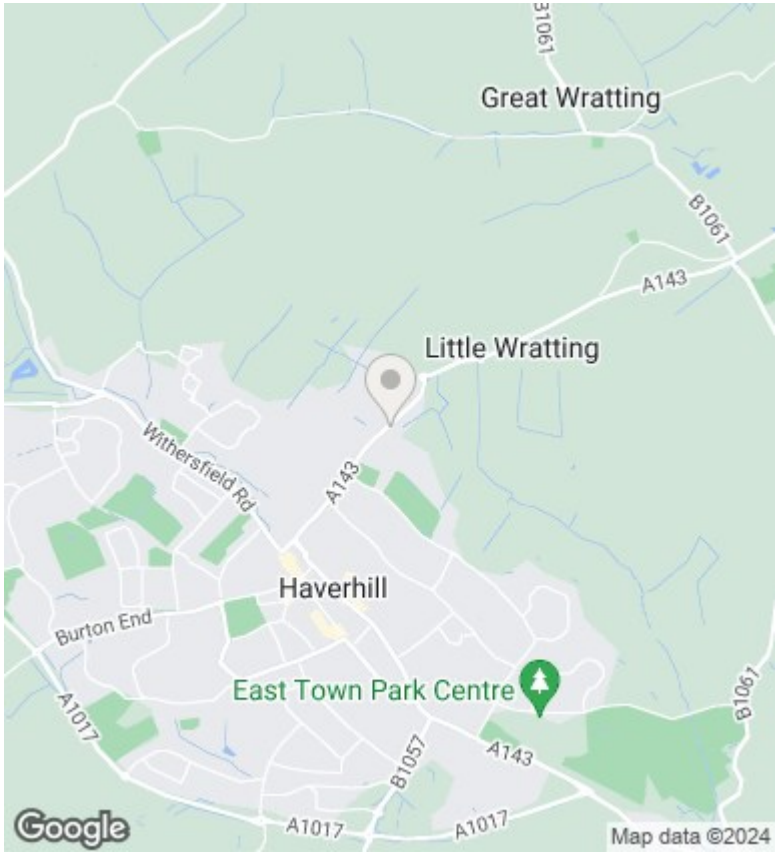
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 56.3 sq. metres (605.7 sq. feet)

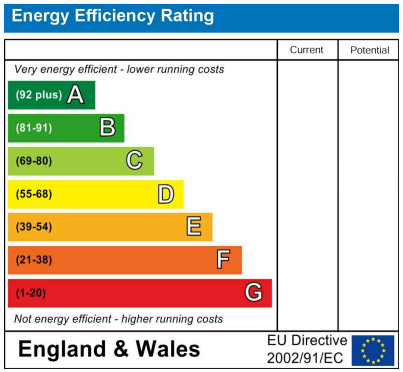


Directions

Viewings

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

Council Tax Band



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