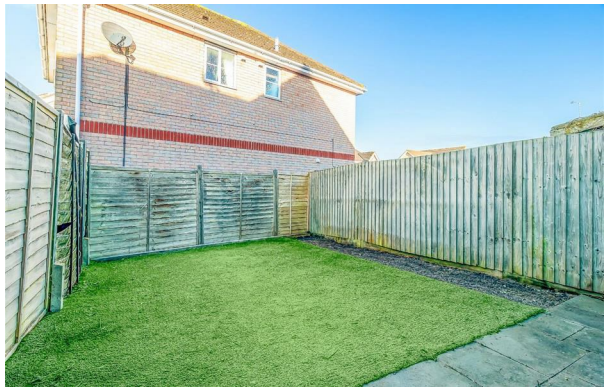
JAMIE WARNER
– ESTATE AGENTS –



20 Brybank Road, Haverhill, CB9 7WD

£270,000

- Extended three-bedroom family home
- Modern kitchen with appliances
- Private garden for relaxation
- Desirable location, Cambridge side of town
- En suite to main bedroom
- Driveway parking for two cars
- Overlooks a charming greensward
- Converted garage for extra space
- No onward chain for ease

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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20 Brybank Road, Haverhill CB9 7WD

A spacious and extended three-bedroom family home situated in a desirable location overlooking a picturesque greensward on the Cambridge side of town. This property offers a modern fitted kitchen with integrated appliances, an en suite to the main bedroom, a downstairs WC, and a family bathroom. The garage has been cleverly converted into a versatile space, perfect as an office or a fourth bedroom, complemented by a separate study. Outside, the private rear garden provides a peaceful retreat, while the driveway offers off-road parking for two vehicles. With no onward chain, this property is ready to become your next home.

3 2 2 C

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

Radiator, open plan to:

WC

Window to front, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, radiator, wooden flooring.

Kitchen

7'10" x 8'4"

Fitted with a matching range of base and eye level units with round edged worktops, sink unit with single drainer and mixer tap, integrated fridge/freezer, washing machine and dishwasher, window to front, wooden flooring, stairs.

Sitting/Dining Room

16'1" x 14'11"

Two radiators, wooden flooring, open plan to Study, door to Storage cupboard.

Study

4'7" x 14'11"

Window to rear, radiator, wooden flooring, double door, door to:

Office

16'5" x 10'5"

Window to front, radiator, wooden flooring, door to:

Landing

Bedroom 1

12'1" x 8'9"

Window to rear, radiator, door to:

En-suite

Open plan to:

Bedroom 2

8'0" x 6'2"

Window to front, open plan, door to:

Bedroom 3

8'11" x 6'2"

Window to rear, radiator, door to:

Bathroom

Fitted with three suite comprising panelled bath with mixer tap, vanity wash hand basin with mixer tap and tiled splashbacks and low-level WC, window to front, radiator, tiled flooring, door to:

Driveway and Parking

The property features a well-maintained tarmac driveway, offering convenient off-road parking for multiple vehicles.

Outside

The rear garden features a paved patio directly accessible from the house, creating a perfect space for outdoor seating. The main garden is designed with an artificial lawn, offering a charming and low-maintenance area. It is fully enclosed by timber fencing, ensuring privacy and security.

At the front of the property, a shingled garden adds character, beautifully complemented by mature shrubs and decorative plant displays.

Viewings

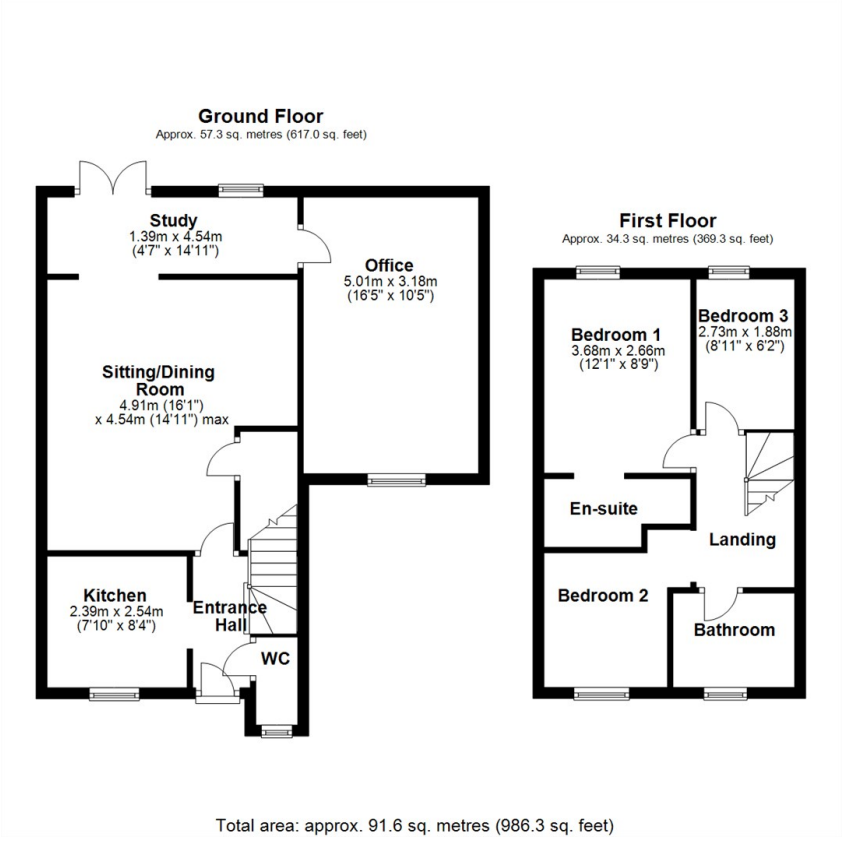
By appointment with the agents.

Special Notes

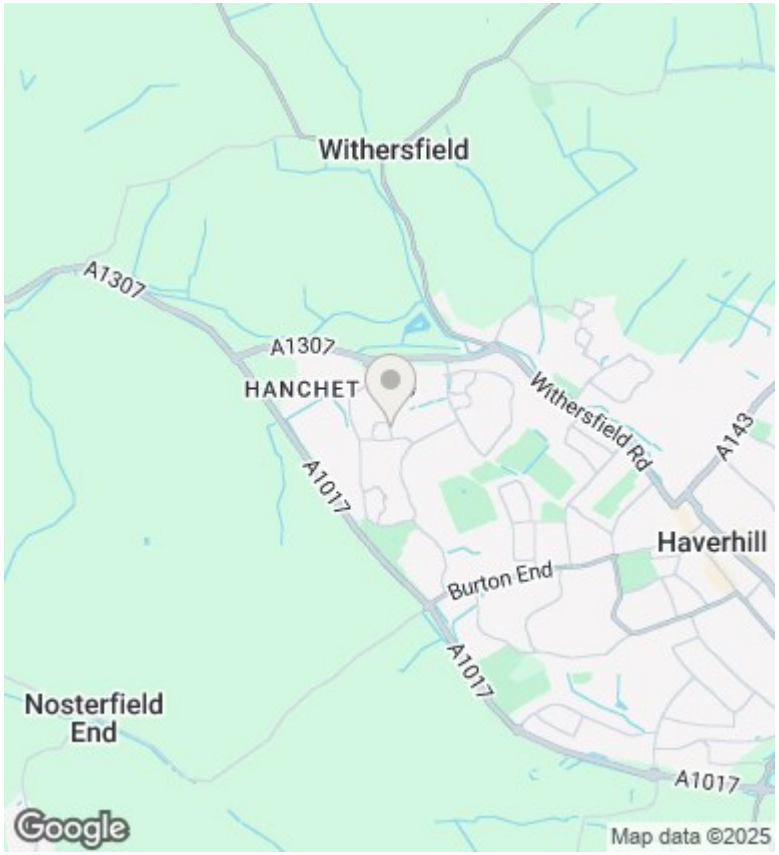
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 91.6 sq. metres (986.3 sq. feet)



Viewings

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