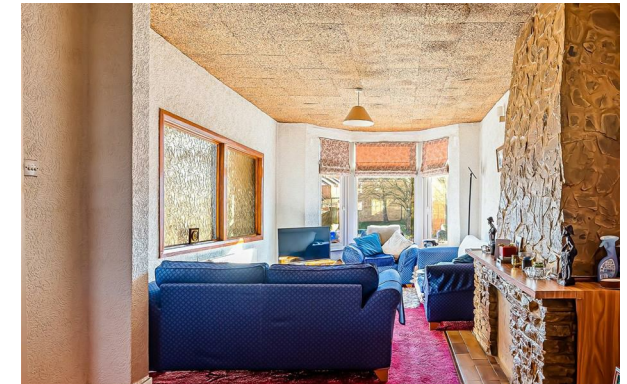




# JAMIE WARNER

— ESTATE AGENTS —



## 72 Burton End, Haverhill, CB9 9LR

Guide Price £310,000

- Four Bedrooms
- Garage & Off-Road Parking
- Generous Kitchen/Breakfast Room
- Two Bathrooms
- Gas Central Heating
- Two Reception Rooms
- Gardens in Excess of 450ft
- Cellar

# 72 Burton End, Haverhill CB9 9LR

An extremely generous, extended Victorian house now enjoying four generous bedrooms, two reception rooms, kitchen/breakfast room and a laundry room. The property occupies a sizable garden measuring in excess of 450ft and also benefits from a garage and off-road parking. The property offers a fantastic opportunity for modernisation.

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- \* Two Bathrooms
- \* Gardens in Excess of 450ft
- \* Garage & Off-Road Parking
- \* Gas Central Heating
- \* Cellar
- \* Generous Kitchen/Breakfast Room
- \* Two Reception Rooms



Council Tax Band:



Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

#### Basement

Open plan to:

Cellar 2.82m (9'3") x 2.39m (7'10")

#### Ground Floor

##### Entrance Hall

Radiator, stairs to first floor, door to giving access to cellar stairwell.

##### Sitting/Dining Room

10'8"

Bay window to front, feature fireplace, two radiators, door to kitchen.

##### Drawing Room

9'5"

Two windows to front, radiator.

##### Kitchen/Breakfast Room

13'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, space for fridge/freezer and cooker, two windows to rear, door to:

##### WC

Window to rear, low level WC.

##### max Laundry Room

9'5"

Plumbing for washing machine, space for fridge/freezer and tumble dryer, window to rear, wall mounted gas boiler serving heating system and domestic hot water, door to rear garden.

#### First Floor

##### Landing

Access to all rooms.

##### Bedroom 1

9'5"

Two windows to front, radiator.

##### Bedroom 2

10'8"

Window to front, fireplace, radiator, two fitted wardrobes one of which houses the hot water cylinder.

##### Bedroom 3

10'8"

Window to rear, radiator.

#### Bedroom 4

5'8"

Window to rear, radiator.

#### Bathroom

Fitted with three-piece suite comprising a panelled bath, vanity wash hand basin and low-level WC, tiled splashbacks, window skylight to rear, radiator, Eaves storage space.

#### Shower Room

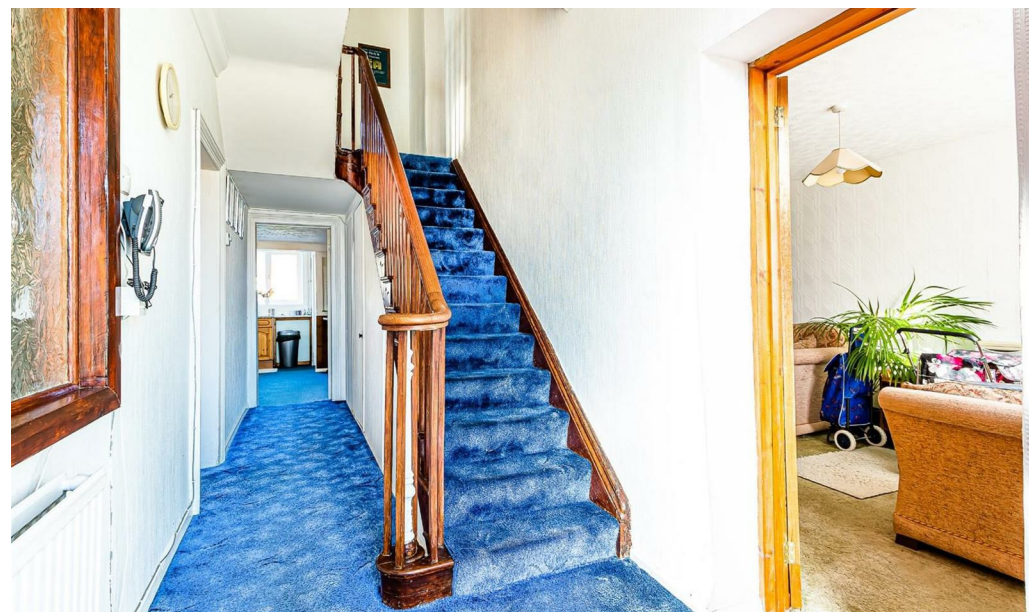
Window to front, fitted with a single shower enclosure with glass screen, vanity wash hand basin, low-level WC.

#### Outside

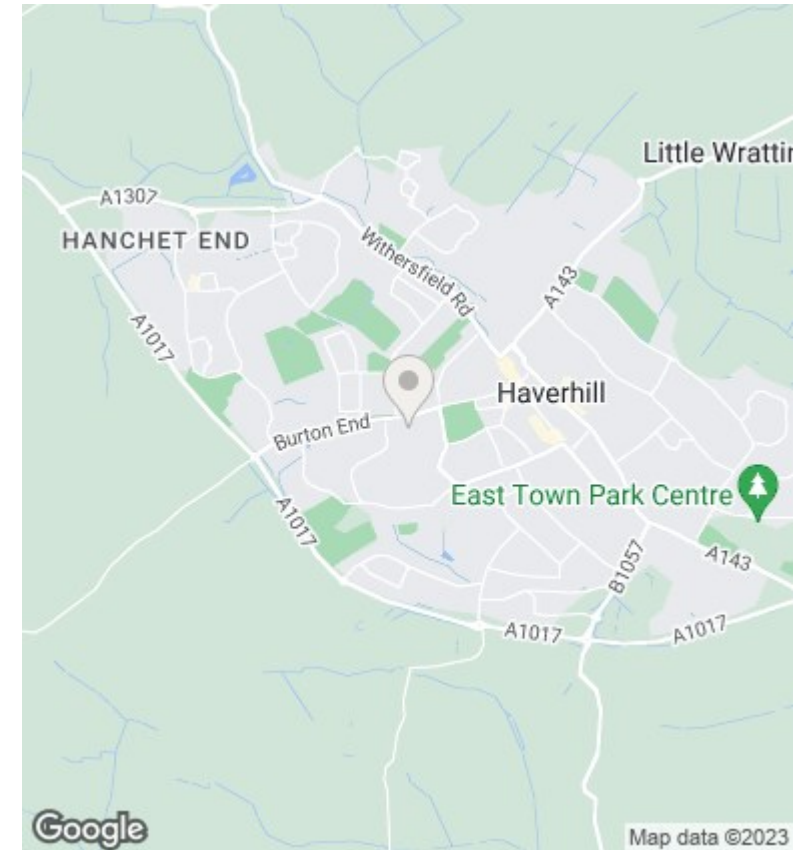
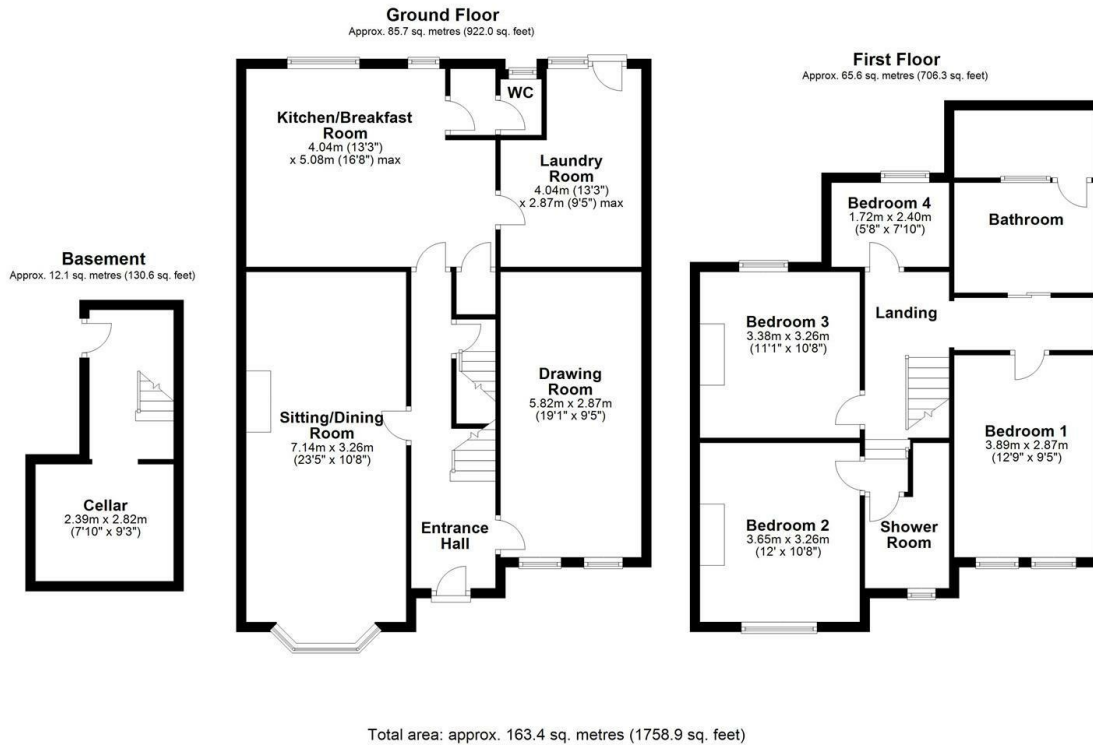
The property enjoys a generous overall plot measuring more than 450ft front to back. The property sits well back from the road behind a generous lawn which is walled along the front boundary. Neighbouring properties have created off-road parking so we would see no reason the same could be created here with permissions from the relevant authorities. The rear garden is split into two sections with the main garden have a paved patio are immediately from the house. This steps up to a lawned area and a pathway leads to the head of the garden. The remaining garden area is situated across a private lane and is lawned and consist of mature hedges and trees. The lane provides access to the single garage which lies at the head of the main garden.

#### Viewings

By appointment with the agents.







## Directions

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS  
01440 712221

## Viewings

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

## Council Tax Band

B

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            | <b>69</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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