



JAMIE WARNER
— ESTATE AGENTS —



35 Vetch Walk, Haverhill, CB9 7YE

Guide Price £235,000

- Generous three-bedroom family home
- Spacious kitchen/dining room
- Modern bathroom suite
- Great bus link for Addenbrooks hospital
- Popular Chimswell development location
- Generous sitting room
- Double glazing
- Convenient A1307 access
- Downstairs WC
- Front and rear gardens

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Introducing an exceptional three-bedroom family home nestled in the sought-after Chimswell development, ideal for easy access to the A1307. This property boasts a spacious kitchen/dining area, a generous sitting room, and a modern bathroom suite. Enjoy the convenience of a downstairs WC and the comfort of double glazing. Outside, there is a charming rear garden and a newly landscaped front garden overlooking a lovely green space. With no onward chain, this property presents the opportunity for a swift move.



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.

Entrance Hall

An inviting entrance hall that features wooden flooring, a staircase, an entrance door, a door leading to the WC, and another providing access to the kitchen and dining room.

WC

Equipped with a two-piece suite including a vanity washbasin and a low-level WC, this space features tiled splashbacks and flooring. It also houses a wall-mounted boiler serving the heating system and domestic hot water needs.

Kitchen/Dining Room

15'11" x 14'6"

A spacious area featuring coordinated base and eye-level units with worktop space, complemented by a stainless steel sink unit with a single drainer and mixer tap. It includes plumbing for a washing machine and space for a fridge, freezer, and cooker, along with a built-in extractor hood. A window at the front, a radiator, and wooden flooring complete the features, with an archway leading to the sitting room.

Sitting Room

10'0" x 17'7"

A spacious, light-filled room with windows at the rear overlooking the garden and a door that opens to an inviting patio area. Features include a radiator and wooden flooring.

Landing

Electric radiator, loft access, built-in airing cupboard.

Bedroom 1

11'5" x 11'0"

The master bedroom is a spacious double room featuring a front-facing window and built-in double wardrobes.

Bedroom 2

12'6" x 8'9"

Like the main room, bedroom 2 is a double room with a window overlooking the garden at the rear. It also features a built-in double wardrobe.

Bedroom 3

7'6" x 8'8"

A spacious single bedroom featuring a rear window with a garden view and a built-in wardrobe.

Bathroom

Equipped with a three-piece suite featuring a panelled bath with an independent

overhead shower, a telephone-style mixer tap, and a glass screen, this bathroom includes a pedestal wash hand basin and a low-level WC. The walls are fully tiled with high-quality ceramics, there is a heated towel rail, and a window facing the front adds natural light.

Outside

The rear garden boasts a paved patio accessible from the sitting room, creating a delightful seating area. A straight pathway runs through the garden, skirting the lawn bordered by mature shrubs and hedges. At the far end, an additional patio sits next to a garden store. The area is enclosed by timber fencing with a gate providing access to the communal parking.

The front garden features a paved pathway bordered by shingle beds, with sleeper-style timbers adding an attractive, low-maintenance appeal.

Viewings

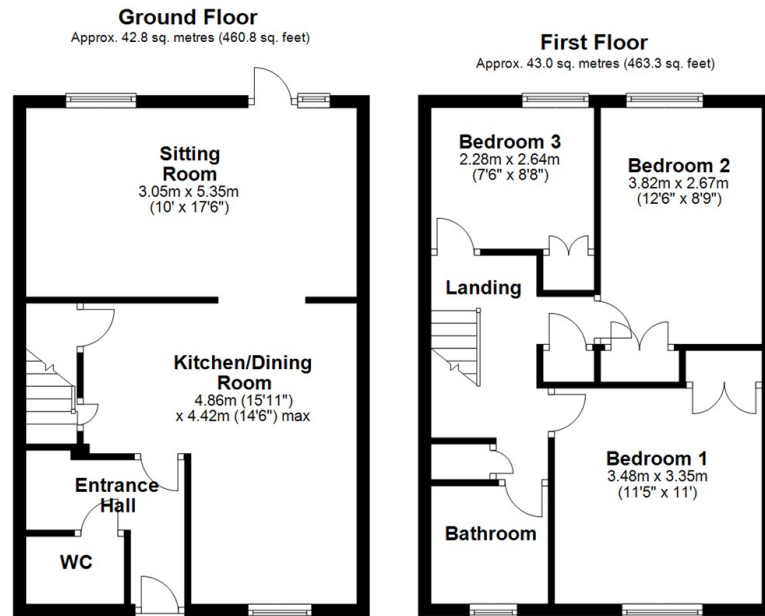
By appointment with the agents.

Special Notes

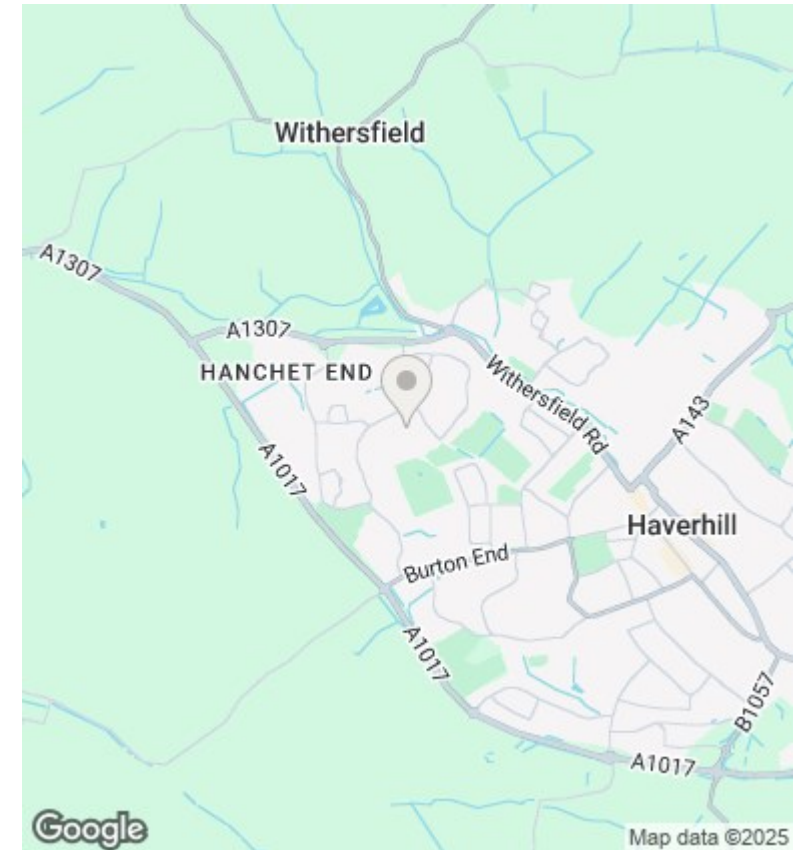
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 85.9 sq. metres (924.1 sq. feet)



Viewings

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

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