JAMIE WARNER
– ESTATE AGENTS –

16 Apple Acre Road, Haverhill, CB9 7WE

£335,000

- Desirable Cambridge location, family-friendly area
- Stunning upgraded kitchen
- Bi-fold doors for indoor-outdoor living
- Meticulously refurbished, modern yet inviting design
- Elegant en suite with luxury finishes
- Garage and driveway for added convenience
- Spacious 4/5 bedrooms for growing families
- South-facing garden, ideal for entertaining
- Panoramic views from the main bedroom

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Nestled on the desirable Cambridge side of town, this meticulously refurbished four/five-bedroom townhouse is a true gem. Every detail has been considered to create a modern yet inviting home, featuring a stunning kitchen and an elegant en suite bathroom, both recently upgraded to an impeccable standard. The spacious sitting room, complete with bi-folding doors, opens seamlessly onto a south-facing garden, perfect for soaking up the sun or entertaining guests. The generous main bedroom boasts far-reaching views, adding a sense of tranquillity to this remarkable property. With charming décor throughout, a convenient garage and driveway at the rear, and thoughtful design touches in every corner, this home strikes the perfect balance between style and practicality.

4 2 1 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

Enter a spacious and welcoming entrance hall featuring a radiator, elegant wooden flooring, stairs leading to the first floor, and two built-in storage cupboards for added convenience.

WC

The WC features a front-facing window and is fitted with a two-piece suite, including a pedestal washbasin and a low-level WC. It also includes tiled splashbacks and a radiator for added comfort.

Kitchen

13'1" x 8'7"

This stunning room features a newly fitted kitchen, showcasing a sleek range of white gloss base and wall-mounted units with ample worktop space. It includes a 1.5-bowl stainless steel sink with a drainer and mixer tap, as well as integrated appliances such as a fridge/freezer, dishwasher, and washing machine. The kitchen is equipped with a built-in electric double oven, a four-burner gas hob, and an overhead extractor hood. A front-facing window lets in natural light, while elegant wooden flooring adds warmth and style to the space.

Sitting/Dining Room

16'2" x 15'7"

The spacious sitting and dining room is ideal for a growing family, featuring two radiators, elegant wooden flooring, and newly installed bi-fold doors that open directly onto the rear garden. This seamless integration of indoor and outdoor spaces creates the perfect setting for modern living.

FF Landing

Built - in cupboard, stairs to the second floor, access to all first floor rooms.

Bedroom 2

9'4" x 15'7"

A spacious double bedroom filled with natural light from two front-facing windows, featuring a fitted range of sliding-door wardrobes and a radiator.

Bedroom 3

13'3" x 8'0"

Another double bedroom featuring a rear-facing window that offers charming views of the garden, complemented by a radiator for added comfort.

Bedroom 4

9'6" x 8'1"

A spacious bedroom featuring a rear-facing window with lovely garden views, convenient fitted wardrobes with sliding doors, and a radiator for added comfort.

Bathroom

Equipped with a three-piece suite, including a panelled bath with an independent overhead shower, a pedestal washbasin, and a low-level WC. Features include tiled splashbacks for added style and practicality, along with a radiator for comfort.

SF Landing

Radiator, with access to the main bedroom and the adjoining dressing room or nursery.

Bedroom 1

14'7" x 15'7"

The exquisite main bedroom serves as a serene sanctuary on the top floor, complete with its own en-suite bathroom and a versatile dressing room or nursery. A charming bay window at the front offers sweeping views, while a spacious walk-in wardrobe, thoughtfully designed with shelving and hanging rails, provides ample storage.

En-suite

The en suite has been recently refurbished to complement the main bedroom with a sleek, contemporary design. It features a luxurious four-piece suite, including a vanity wash hand basin with mixer tap and tiled splashbacks, an elegant free-standing bath with mixer taps, a

spacious double shower enclosure with a fitted electric shower and glass screen, and a low-level WC. Additional highlights include tiled splashbacks, a heated towel rail, a skylight, a radiator, and stylish wooden flooring, all combining functionality with modern aesthetic appeal.

Dressing Room

6'8" x 6'7"
The dressing room or nursery features a skylight, a radiator, and offers versatile functionality as an extension of the main bedroom.

Outside

The rear garden features a composite decking area directly accessible from the house, offering a charming space for relaxation and entertaining. Beyond the decking, the garden is laid to lawn, with a gate at the rear providing convenient access to the garage and driveway. Enclosed by 6ft fencing, the garden ensures both privacy and security, creating a tranquil outdoor retreat.

Garage & Drive

The property features a single garage with an up-and-over door, complete with power, lighting, and additional storage space in the eaves. In front of the garage, a block-paved driveway provides convenient off-road parking.

Viewings

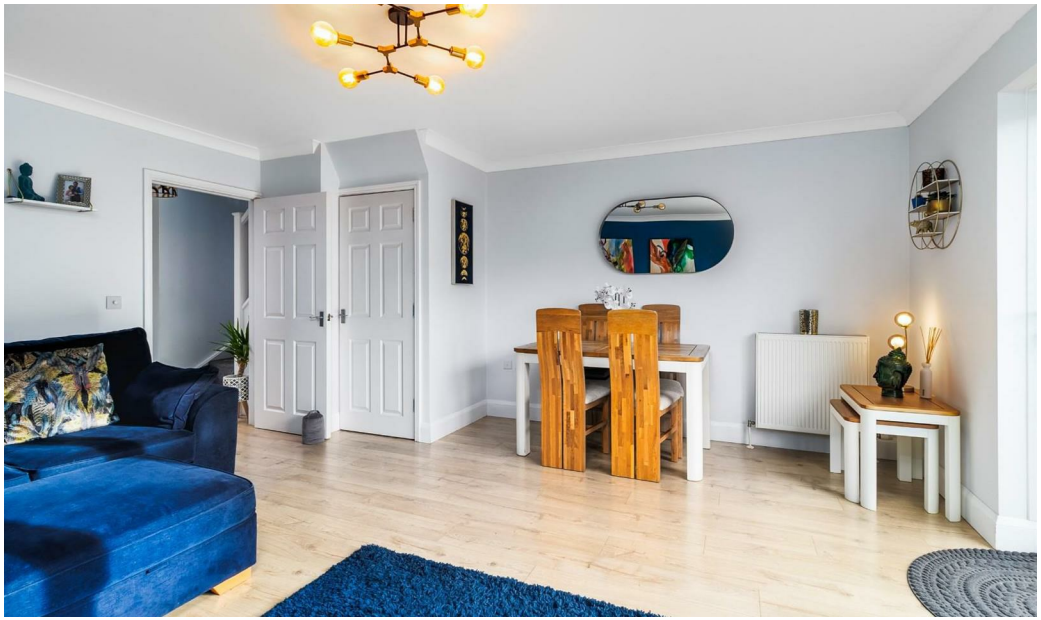
By appointment with the agents.

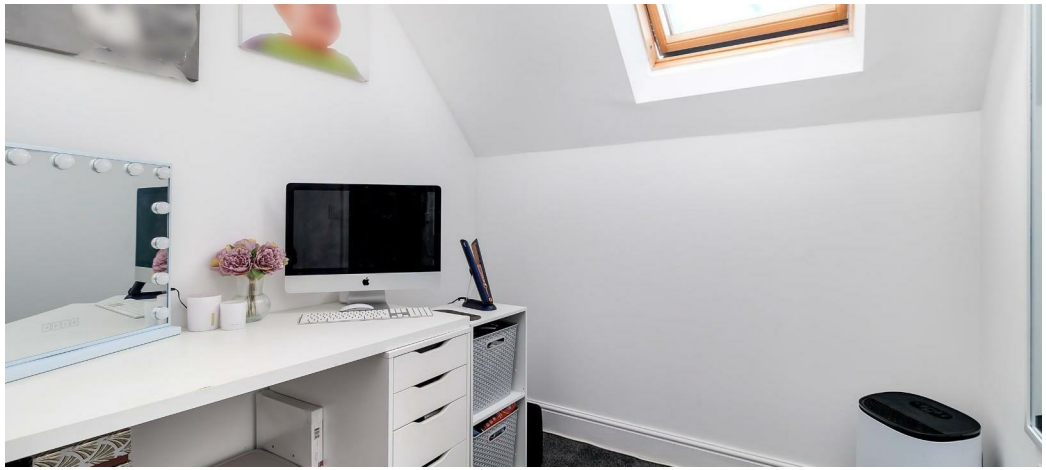
Special Notes

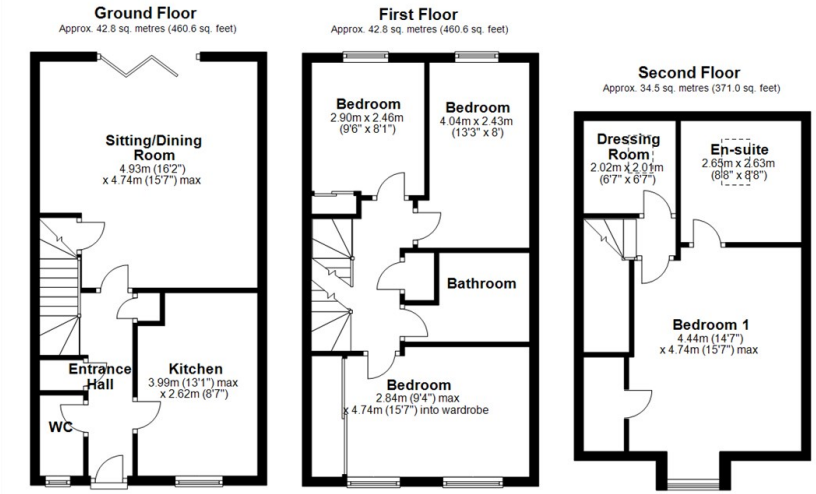
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

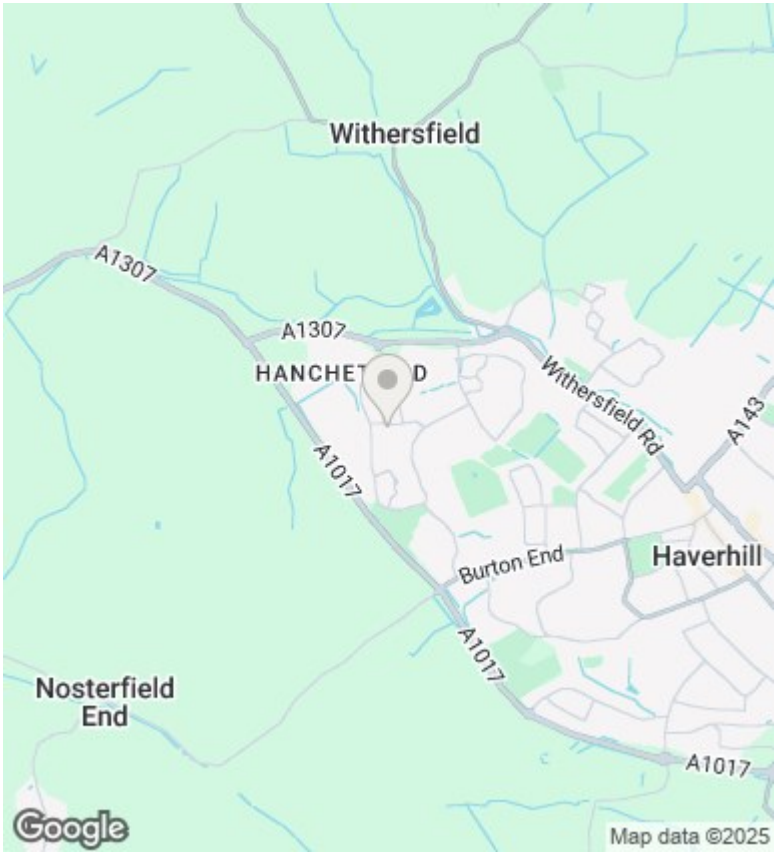
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 120.0 sq. metres (1292.2 sq. feet)



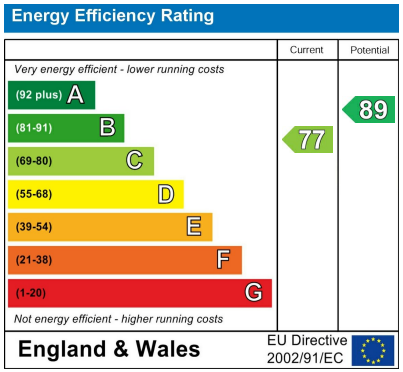
Directions

Viewings

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

Council Tax Band

B



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