



JAMIE WARNER  
— ESTATE AGENTS —



## 51 Chapple Drive, Haverhill, CB9 0DU

£269,500

- Spacious three-bedroom semi-detached home
- Modern bathroom with power shower
- Off-road parking for four vehicles
- Bright sitting room with wooden flooring
- Low-maintenance garden
- Sought-after Hales Barn location
- Kitchen/diner with opening to the garden
- Single garage and two driveways
- Close to popular primary school

# 51 Chapple Drive, Haverhill CB9 0DU

This three-bedroom semi-detached home is located in the popular Hales Barn development and offers practical, functional living for families or professionals.

The ground floor features a bright sitting room with wooden flooring, leading to a kitchen/dining room that opens onto the rear garden through French doors. Upstairs, there are three well-sized bedrooms, with the main bedroom overlooking the garden, and a bathroom equipped with a three-piece suite and power shower.

The low-maintenance rear garden includes a paved patio, lawn, and flower beds, while the property also benefits from a single garage and off-road parking for up to four vehicles across two driveways.

Situated in a sought-after area, this home provides straightforward, comfortable living.



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

Welcoming entrance with tiled flooring, access to the first floor via staircase, and a door leading to:

### Sitting Room

4.74m (15'7") x 3.97m (13') max

A generously sized reception room with a large window to the front, ensuring plenty of natural light. Features include two radiators and elegant wooden flooring, creating a warm and comfortable living space.

### Kitchen/Dining Room

4.74m (15'7") x 2.67m (8'9")

A well-appointed kitchen/diner fitted with a range of base and eye-level units, complemented by smooth round-edged worktops. Includes a sink unit with single drainer and mixer tap, as well as space for a fridge/freezer, dishwasher, washing machine, and cooker with a pull-out extractor hood. The window to the rear overlooks the garden, and French doors provide direct access to the outdoor area—perfect for relaxed dining or entertaining.

### First Floor

#### Landing

Features a built-in storage cupboard, loft access, and doors to all first-floor rooms.

#### Bedroom 1

4.74m (15'7") x 2.74m (9')

A spacious double bedroom with two windows overlooking the rear garden, flooding the room with natural light. Includes a radiator and provides a peaceful retreat within the home.

#### Bedroom 2

3.01m (9'10") x 2.46m (8'1")

A comfortable bedroom with a window to the front and radiator, ideal as a guest room or home office.

#### Bedroom 3

3.01m (9'10") max x 2.23m (7'4")

Another well-proportioned bedroom with a window to the front and radiator, offering versatility for a growing family or additional space.

#### Bathroom

A modern, fully tiled bathroom fitted with a three-piece suite comprising a panelled bath with an independent power shower over, a pedestal wash hand basin with mixer tap, and a low-level WC. Includes a heated towel rail, a window to the side for ventilation, and tiled flooring throughout.

This property is perfect for those seeking a practical and inviting home with thoughtful design touches throughout.

## Outside

The rear garden offers a delightful paved patio area accessed directly from the kitchen, creating the perfect spot for outdoor seating or al fresco dining. The main garden is beautifully laid to lawn, complete with a charming pathway running through the centre, leading to a rear access gate that opens to the garage and parking area. The garden is further enhanced by a variety of vibrant flower beds and shrub displays, adding plenty of character and colour. Enclosed by timber fencing for privacy, the garden also benefits from a side gate providing convenient access to the front of the property.

## Garage & Off-Road Parking

The property features a private driveway at the front, offering off-road parking for two vehicles. At the rear, there is a single garage accompanied by an additional driveway, providing space for two more vehicles.

## Viewings

By appointment with the agents.

## Special Notes

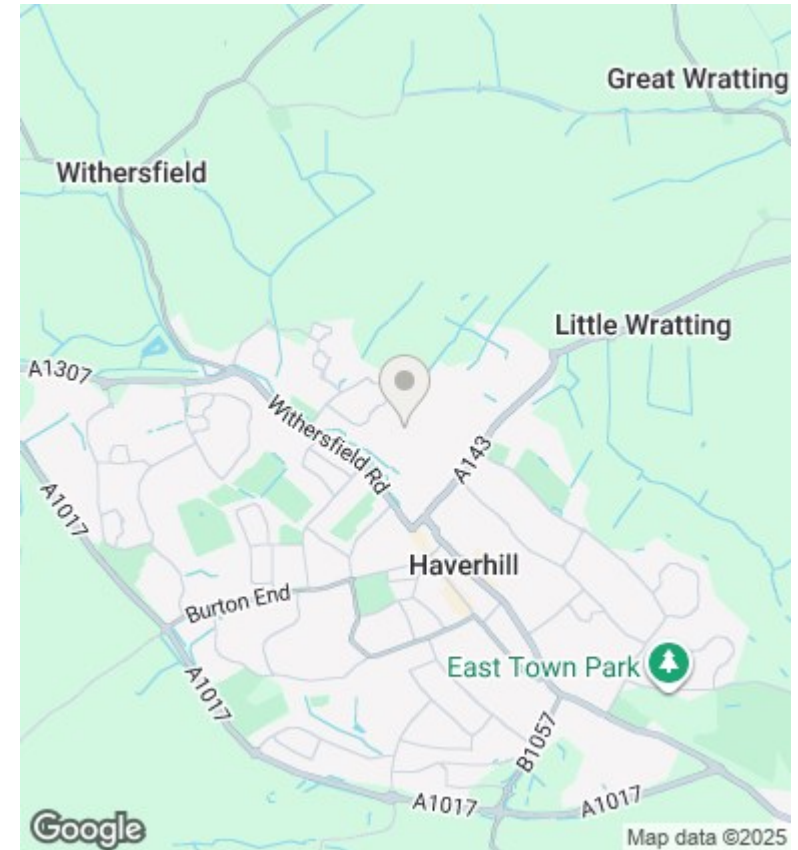
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 73.5 sq. metres (791.3 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

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