



JAMIE WARNER  
— ESTATE AGENTS —



## 59 Arrendene Road, Haverhill, CB9 9JT

Guide Price £335,000

- Charming four-bedroom home
- Immaculately maintained property
- Stunning landscaped garden
- Private driveway
- Spacious sitting room
- Single garage and off-road parking
- Popular Arrendene development
- Attractive kitchen/dining room
- Convenient amenities included

## 59 Arrendene Road, Haverhill CB9 9JT

This charming four-bedroom family home is tucked away on a private driveway, exclusively serving three houses in the sought-after Arrendene development. Immaculately maintained, the property boasts ample space, including a spacious sitting room and an attractive kitchen/dining room. The stunningly landscaped rear garden, single garage, and plentiful off-road parking complete the allure of this delightful residence.



Council Tax Band: D



## Haverhill

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, gymnasias, 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.

## Porch

The porch features an entrance door, a side window, a radiator, and a door leading to the entrance hall.

## Entrance Hall

The inviting entrance hall offers a generously sized area with a radiator and karndean flooring. The stairs leading to the first floor are accompanied by a built-in understairs storage cupboard. Additionally, there are doors connecting to the sitting room and WC.

## WC

The WC features a window to the front, complete with a two-piece suite that includes a wall-mounted wash hand basin and a low-level WC. It is complemented by karndean flooring.

## Sitting Room

17'0" x 11'0"

A beautiful room with a front-facing window, two radiators, and a doorway that leads to the kitchen/dining room, creating a seamless and inviting flow.

## Kitchen/Dining Room

9'0" x 20'7"

The kitchen/dining room is a fantastic space for entertaining and enjoying family evening meals. It features a matching range of base and eye-level units with round-edged worktops, a breakfast bar, a stainless steel sink unit with a single drainer and mixer tap, plumbing for a washing machine, space for a fridge/freezer, and a cooker with a pull-out extractor hood. The room is brightened by a window to the rear, and it also has a radiator and tiled flooring. Moreover, there is a patio door that opens up to the charming rear garden, adding to the overall appeal of the space.

## Landing

Upon reaching the first floor landing, you will find a window to the side, a radiator, and a convenient built-in cupboard. This space also provides access to all the rooms on the first floor.

## Bedroom 1

10'7" x 11'0"

An inviting double bedroom with a window at the front, offering abundant natural light and equipped with a radiator.

## Bedroom 2

8'11" x 11'0"

This is another delightful double bedroom with a window overlooking the garden and a radiator.

## Bedroom 3

8'11" x 9'3"

Despite being smaller than the second bedroom, this room still offers a generous size. It features a window to the rear with a lovely view of the garden. Additionally, there is a radiator.

## Bedroom 4

7'0" x 9'3"

This inviting single bedroom boasts a good size and features a window that allows natural light to flood in. It also includes a radiator.

## Bathroom

The family bathroom features a four-piece suite consisting of a panelled bath, pedestal wash hand basin, separate shower enclosure with a fitted electric shower enclosed by a glass screen, and a low-level WC. It also includes a heated towel rail and a window to the side.

## Outside

The rear garden has been beautifully landscaped, offering a generous and inviting space for kids to play or for entertaining friends during the summer. A large paved patio area, enclosed by attractive slate-clad walls, is accessible from the house. Surrounding the patio are raised flower beds, displaying a variety of lovely flowers and shrubs. Steps lead up to a spacious lawn where a pathway made of stepping stones guides you to a delightful composite decking area, bathed in sunlight all day long. Additionally, charming flower and shrub displays are showcased along the railway sleepers that border one side and the rear of the lawn. There is also an outside tap and a personal door leading into the single garage.

### Garage & Drive

The property features a convenient single attached garage with an up-and-over door, equipped with power and lighting. It also offers direct access to the rear garden. Additionally, a driveway located at the front of the house provides off-road parking for approximately 3 to 4 vehicles, ensuring ample parking space.

### Viewings

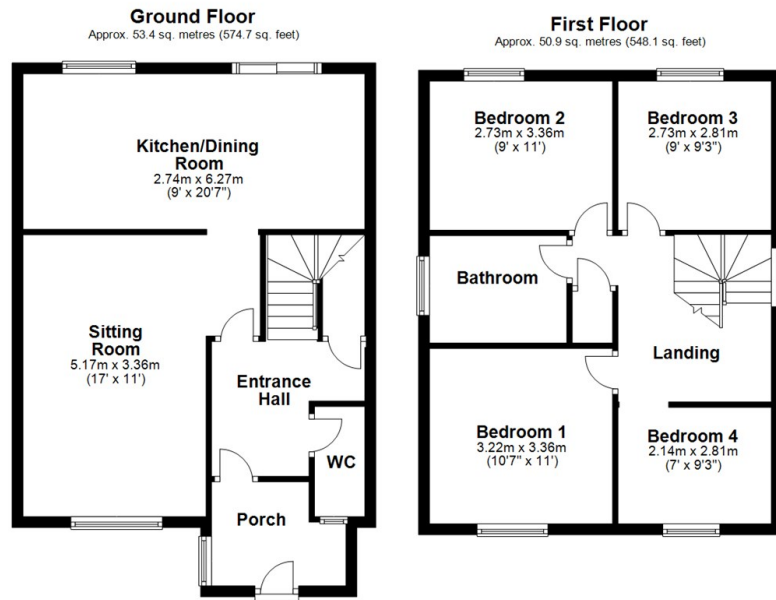
By appointment with the agents.

### Special Notes

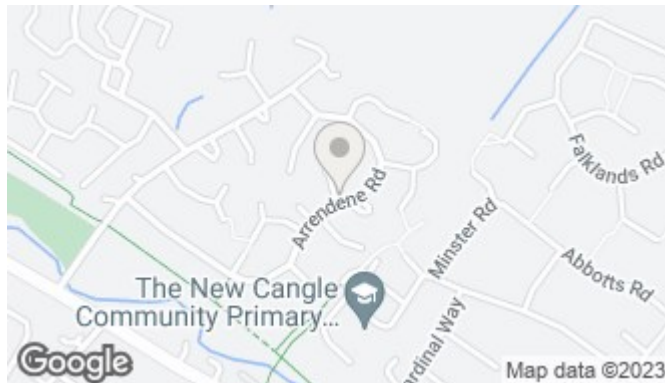
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 104.3 sq. metres (1122.8 sq. feet)



## Viewings

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

## Council Tax Band