JAMIE WARNER
– ESTATE AGENTS –

47 Dovehouse Road, Haverhill, CB9 0BZ

£315,000

- Beautifully spacious semi-detached family home
- Three generous double bedrooms
- Welcoming conservatory
- Located in desirable Dovehouse Road cul-de-sac
- Versatile sitting/dining room
- Pleasant garden, garage, and ample parking
- Peaceful setting, short walk to town centre
- Well-appointed kitchen
- Double glazing, gas radiator heating, no onward chain

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

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47 Dovehouse Road, Haverhill CB9 0BZ

Introducing a beautifully spacious semi-detached family home nestled in the desirable Dovehouse Road cul-de-sac. This charming property offers the best of both worlds - a peaceful location just a short walk from the town centre. The home boasts three generous double bedrooms, a versatile sitting/dining room, a well-appointed kitchen, and a welcoming conservatory. Enjoy the outdoors in the pleasant garden, and benefit from the convenience of a garage and ample parking. With double glazing and gas radiator heating ensuring comfort, and no onward chain, this property is ready to welcome its new owners.

3 1 1

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

A welcoming entrance hall featuring a radiator, wooden flooring, stairs leading to the first floor, and an under-stairs storage cupboard.

WC

The WC is larger than average and could be utilized as a dual-purpose space, serving as both a WC and a utility room. It features a front-facing window and is equipped with a two-piece suite, including a vanity washbasin with a mixer tap and a low-level WC. Additional features include a radiator and wooden flooring.

Sitting/Dining Room

23'6" x 11'8"

This spacious dual-aspect room features a front-facing window and double doors leading to the conservatory. An electric fireplace with a marble surround enhances the room, which also includes two radiators and wooden flooring. The dining area, located next to the kitchen, offers the potential for an open-plan design by combining it with the kitchen, creating a seamless kitchen/dining space. (subject to building regulations).

Conservatory

Featuring a half-brick and uPVC double-glazed construction with a polycarbonate roof, this space is equipped with a ceiling fan, power, and lighting. It boasts wooden flooring and elegant French doors leading to the garden.

Kitchen

8'8" x 11'10"

Equipped with a coordinated set of base and eye-level cabinets featuring rounded-edge countertops, this kitchen includes a 1.5-bowl sink with a single drainer and mixer tap. It boasts a built-in fridge and freezer, an electric double oven, and a four-ring gas hob with an overhead extractor hood. Plumbing is ready for a washing machine. A window overlooks the rear, and a wall-mounted combination boiler provides heating and domestic hot water. There is also a door leading to the garden.

Landing

Loft access, doors to all first floor rooms.

Bedroom 1

11'8" x 11'8"

The primary bedroom features a front-facing window, a radiator, and built-in wardrobes.

Bedroom 2

12'0" x 11'8"

A generous double bedroom featuring a rear-facing window with a garden view, complete with fitted wardrobes and a radiator.

Bedroom 3

8'8" x 12'0"

The third bedroom is a spacious double with a window at the rear offering views of the garden and comes equipped with a radiator.

Bathroom

Equipped with a four-piece suite that includes a paneled bath, a vanity wash hand basin, a low-level WC, and a separate shower cubicle with a glass screen and electric shower. The space features tiled splashbacks, a window to the front, and a radiator.

Outside

The rear garden features a split-level patio directly accessible from the house, partially shaded by a timber pergola. From the patio, you can access the garage through a personal door. The main garden is a well-maintained lawn, bordered by mature trees and hedgerows that offer pleasant privacy.

The front garden is also a lawn, enclosed by a mature hedgerow. It offers a generous space that could be utilized for additional parking if needed.

Garage & Driveway

A single garage featuring an electric up-and-over door, eaves storage space, a personal door leading to the garden, and connected lighting.
A double concrete driveway offers side-by-side parking for two vehicles.

Viewings

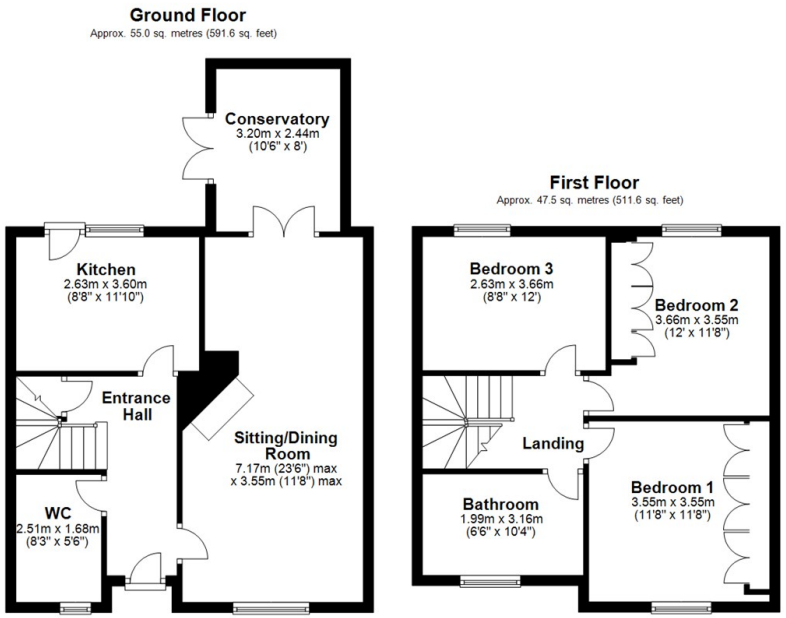
By appointment with the agents.

Special Notes

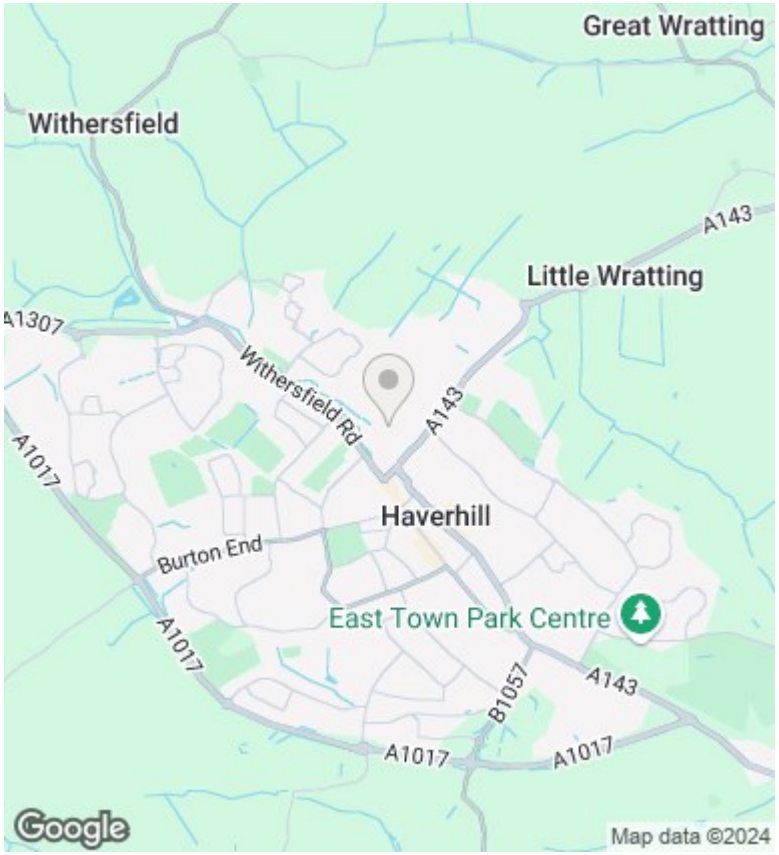
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.



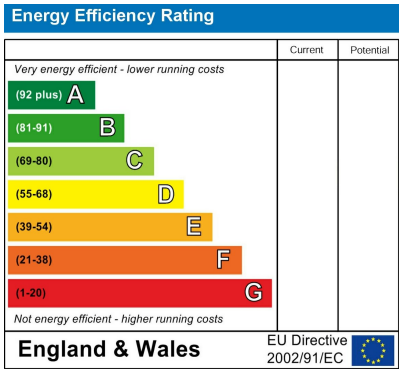
Total area: approx. 102.5 sq. metres (1103.2 sq. feet)



Viewings

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

Council Tax Band C



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