



# JAMIE WARNER

— ESTATE AGENTS —



## 22 Lordscroft Lane, Haverhill, CB9 0ER

£240,000

- Two double bedrooms
- Beautifully presented throughout
- Landscaped rear garden
- Independent access to bathroom
- Stylish modern kitchen
- Off-road parking for two vehicles
- Town centre location
- Separate utility area
- Potential for additional parking

## 22 Lordscroft Lane, Haverhill CB9 0ER

An exceptional two-bedroom Victorian home, superbly located in the heart of Haverhill town centre and offering the rare benefit of off-road parking.

This stunning property has been beautifully refurbished throughout, combining elegant period features with high-quality contemporary finishes. The ground floor boasts a bright and spacious sitting room, a separate dining room perfect for entertaining, and a stylishly fitted kitchen with an adjoining utility area. Upstairs, you'll find two generously sized double bedrooms — both independently accessed — along with a sleek, modern bathroom, a layout not often found in homes of this era.

Outside, the landscaped rear garden has been thoughtfully designed for low-maintenance living, with private off-road parking for two vehicles and further potential to extend the parking area if required. A rare opportunity to secure a characterful yet practical home in a prime central location.



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.

### Ground Floor

#### Sitting Room

3.66m (12') x 3.66m (12')

A bright and inviting room featuring a charming bay window to the front, filling the space with natural light. The cosy feature fireplace, with its brick surround, tiled hearth, and elegant timber mantle, adds warmth and character. There's a radiator for additional comfort, complemented by beautiful wooden flooring. Entrance door leads in, with a door through to:

#### Inner Hall

Stylish and practical, with stairs to the first floor and a doorway to the dining room.

#### Dining Room

3.66m (12') x 3.05m (10')

A versatile space perfect for entertaining, with a window overlooking the rear garden and a Victorian-style feature fireplace adding a touch of period charm. The wooden flooring adds to the room's appeal, while it flows seamlessly into the:

#### Kitchen

2.26m (7'5") x 2.21m (7'3")

Beautifully appointed with a range of matching base and eye-level units, topped with oak worktops for a timeless look. The butler-style sink with a stainless steel swan neck mixer tap and tiled splashbacks adds a touch of class. Integrated appliances include a fridge/freezer and dishwasher, with space for a washing machine. A fitted electric fan-assisted double oven and a built-in four-ring ceramic hob with extractor hood ensure the kitchen is well-equipped, while the tiled flooring is both stylish and practical. A window to the side lets in plenty of light, and a door leads out to the garden. Open plan to:

#### Utility Area

2.21m (7'3") x 2.08m (6'10")

A highly functional addition, fitted with matching units and worktops for extra storage and workspace. Integrated appliances include a fridge/freezer, dishwasher, and tumble dryer. Dual aspect windows to the rear and side provide plenty of light, and there's a radiator and tiled flooring to complete the space.

### First Floor

#### Bedroom 1

3.66m (12') x 3.66m (12')

A generously sized principal bedroom with a front-facing window that fills the space with natural light. The room features a stylish feature wall with half-height wood panelling, a radiator for comfort, and a storage cupboard for added practicality.

#### Bedroom 2

3.05m (10') x 2.49m (8'2")

A well-proportioned second bedroom with a window to the rear overlooking the garden. The room is bright and airy, with a radiator for year-round comfort.

#### Bathroom

A modern and stylish three-piece suite comprising a panelled bath with an independent electric shower and glass screen, a pedestal wash hand basin, and a low-level WC. The tiled splashbacks add a sleek finish, and a window to the rear allows in natural light. There's also a built-in storage cupboard and a radiator for convenience.

#### Outside

The front garden is enclosed by a low red brick wall, giving the property a tidy, traditional look from the street. A stepped pathway leads up to the entrance door, while the remaining

garden is planted with mature, attractive shrubs that enhance the home's curb appeal and provide a welcoming first impression.

To the rear, the garden has been thoughtfully landscaped to offer a stylish and low-maintenance outdoor space. The lower patio area features sleek, high-quality porcelain tiles — perfect for outdoor dining or relaxing. A decorative trellis fence separates the patio from a raised decking area, constructed from durable composite decking that ensures easy upkeep. The garden is bordered by well-maintained fencing and mature planting, creating a sense of privacy and calm. A gate at the rear of the garden provides direct access to the residents' parking area, adding a practical finishing touch to this well-planned outdoor space.

#### Off-Road Parking

To the rear of the property, a concrete driveway provides off-road parking for two vehicles, offering convenience and ease of access. Beyond the driveway, there is an additional area of garden that could be repurposed to create further parking space if required, adding flexibility for future needs.

#### Viewings

By appointment with the agents.

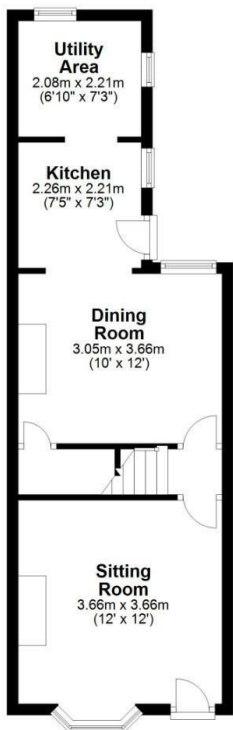
#### Special Notes

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.

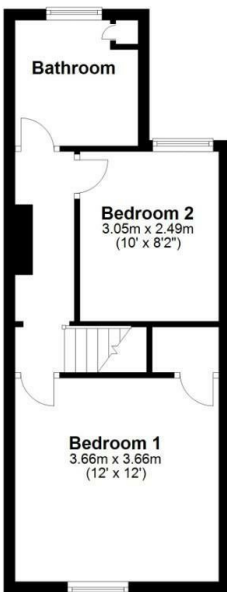




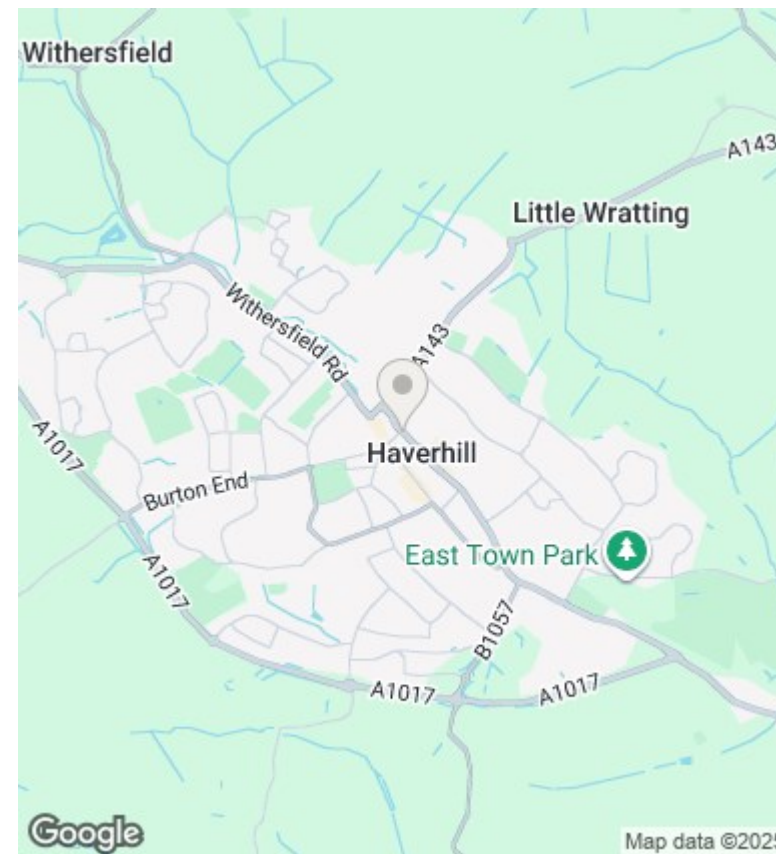
**Ground Floor**  
Approx. 38.4 sq. metres (413.3 sq. feet)



**First Floor**  
Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 71.8 sq. metres (773.3 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	