



8 Cleves Road, Haverhill, CB9 9QN

£450,000

- Extended four-bedroom family home over three floors
- Bright sun room overlooking the garden
- Detached double garage with solar panels
- Located on the desirable Cambridge side of town
- Spacious sitting room
- Gated tarmac driveway with ample parking
- Stylish open-plan kitchen/family room with central island
- Family bathroom & en suite
- Landscaped rear garden with covered seating area

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EXTENDED FAMILY HOME WITH DOUBLE GARAGE & STYLISH KITCHEN/FAMILY ROOM

Positioned on the sought-after Cambridge side of town, this superb four-bedroom home offers generous and flexible accommodation across three floors. Thoughtfully extended, it features a modern open-plan kitchen and family space with central island and doors opening to the garden — ideal for both everyday living and entertaining. Additional highlights include a bright sun room, spacious sitting room, and well-proportioned bedrooms. Outside, the property enjoys a detached double garage with solar panels, a gated driveway, and a landscaped rear garden complete with a covered seating area.



Council Tax Band: E



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

Entrance Hall

A welcoming entrance with space to greet guests, featuring a radiator, staircase rising to the first floor, and doors leading to:

WC

A practical cloakroom with a window to the front, fitted with a modern two-piece suite comprising a wall-mounted wash hand basin with mixer tap and tiled splashback, and a low-level WC. Finished with a radiator and tiled flooring.

Sitting Room – 4.83m (15'10") x 3.00m (9'10")

A bright and inviting reception room with a window to the front, two radiators, and French doors opening through to the sun room — perfect for entertaining or relaxing with family.

Sun Room – 3.42m (11'3") x 3.35m (11')

Enjoying a lovely aspect over the garden, with windows to the rear and side and a glazed door providing direct access outside. A fantastic space to unwind all year round.

Kitchen/Dining Room – 6.91m (22'8") x 4.37m (14'4")

This impressive dual-aspect kitchen/diner is the true heart of the home — a fantastic space for everyday living and entertaining. The kitchen is fitted with sleek, high-gloss cabinetry and polished quartz-style worktops, complemented by under-cabinet lighting and neutral décor. A large central island with integrated induction hob offers ample prep space and casual seating. Appliances include an eye-catching freestanding range-style oven (included in the sale), inset sink with drainer, and space for freestanding white goods. With two windows to the rear, an additional window to the front, and French doors opening to the garden, the room is filled with natural light. The tiled flooring and recessed spotlights complete the modern, high-spec finish.

First Floor

Landing

With a window to the rear, radiator, and stairs rising to the second floor. Doors lead to:

Bedroom 1 – 3.48m (11'5") x 2.93m (9'7")

A well-proportioned principal bedroom with a window to the front, two fitted double wardrobes with overhead storage, radiator, and access to:

En-suite

Fitted with a modern three-piece suite including a vanity wash hand basin with mixer tap, a double shower enclosure with power shower and glass screen, and a low-level WC. Heated towel rail and window to rear. Includes access to a useful cupboard.

Bedroom 2 – 3.00m (9'10") x 2.00m (6'7")

Ideal as a guest bedroom, child's room or home office, with a window to the front, radiator, and built-in cupboard.

Bathroom

Well-appointed and fully tiled, this family bathroom includes a corner bath with shower over and glass screen, a vanity wash hand basin with mixer tap, and a low-level WC. Heated towel rail and window to rear.

Second Floor

Landing

With skylight, radiator, and doors leading to:

Bedroom 3 – 4.03m (13'3") x 3.05m (10')

A spacious and light-filled double room featuring a dormer window to the front, skylight, and radiator. A versatile space, ideal for older children, guests, or a work-from-home setup.

Bedroom 4 – 4.03m (13'3") x 3.00m (9'10")

Another comfortable double bedroom with dormer window to the front and skylight — a great space for family, guests, or creative use.

Outside

The rear garden is a standout feature of the property — beautifully landscaped and thoughtfully designed for both relaxation and entertaining. A paved patio runs directly off the house, providing the perfect spot for outdoor dining, with a central lawn bordered by raised beds and mature planting that offer interest and colour year-round.

A bespoke timber pergola with a tiled roof and built-in chimneyed stove provides a sheltered seating area, ideal for use throughout the seasons. Adjacent to this is a dedicated BBQ area with space for outdoor cooking and prep. The garden also includes a well-tended vegetable bed, decorative fencing, and a useful gate providing access to the garage block behind, where the property benefits from a single garage.

Solar panels are installed on the roof of the house and garage, adding an eco-conscious feature to this superbly presented outdoor space.

Viewings

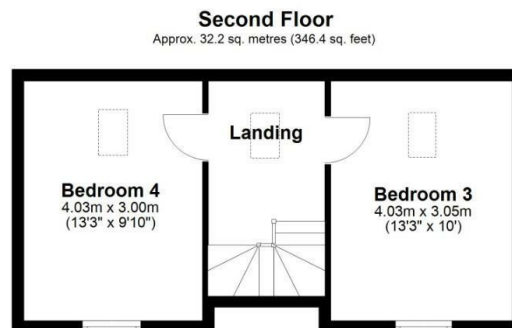
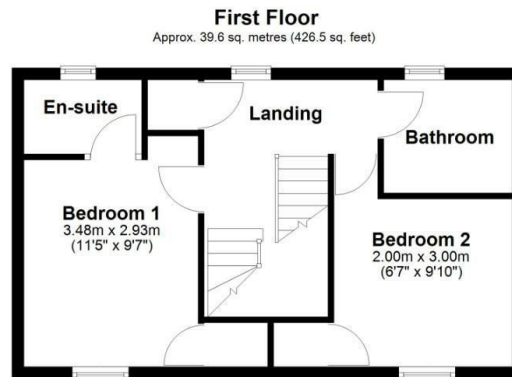
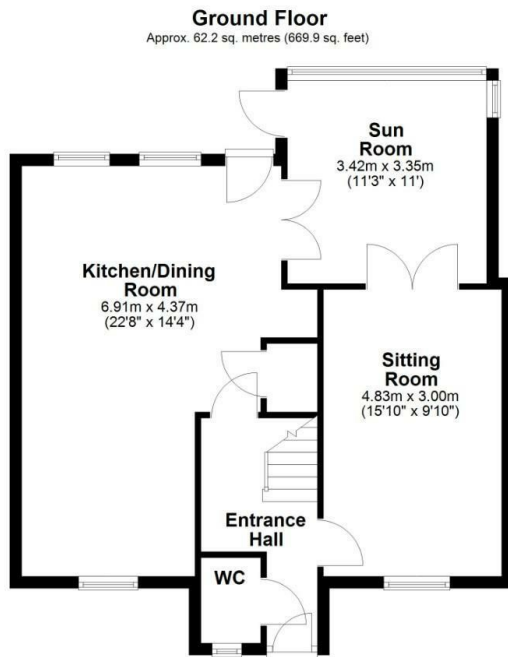
By appointment with the agents.

Special Notes

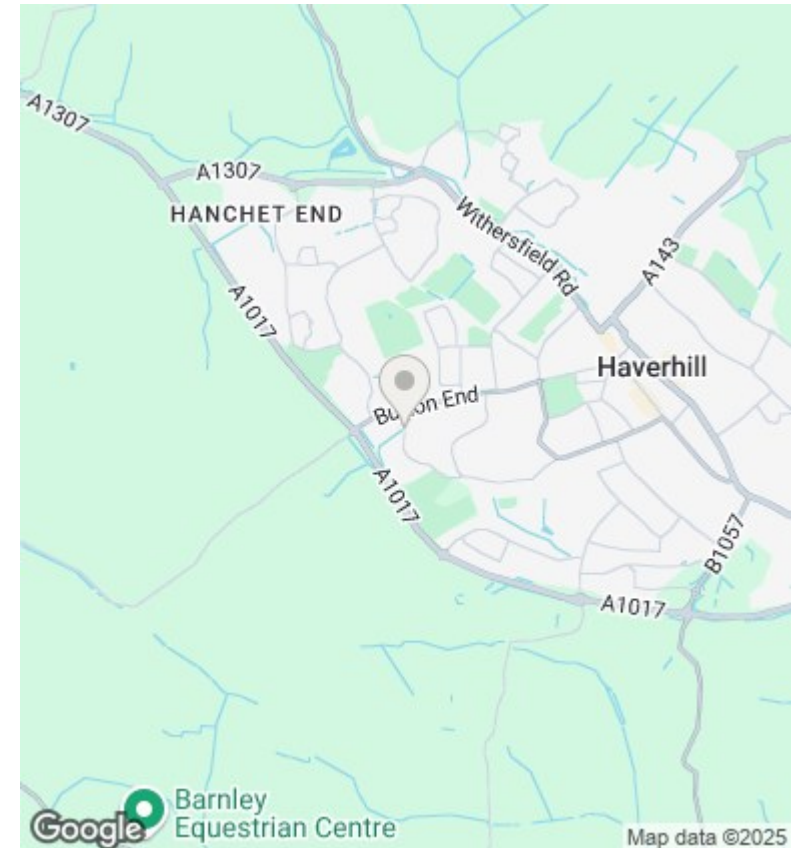
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 134.0 sq. metres (1442.8 sq. feet)



Directions

Viewings

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

Council Tax Band

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