JAMIE WARNER
– ESTATE AGENTS –

52 Burton End, Haverhill, CB9 9LR

£250,000

- Beautifully presented over three floors
- Well-equipped kitchen with garden access
- Zoned rear garden with decking and seating
- Stylish sitting room with wood burner
- Three good-sized bedrooms across two levels
- Generous front driveway with parking for two
- Characterful and ambient dining area
- Bold, design-led monochrome bathroom
- Sought-after location close to local amenities

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STYLISH THREE BEDROOM HOME WITH DRIVEWAY PARKING & WOOD BURNER — conveniently positioned close to the town centre and presented to a high standard throughout, this characterful home offers flexible accommodation over three floors together with a private rear garden and off-road parking.

The property blends period charm with a modern finish, featuring a welcoming sitting room with wood burning stove, attractive kitchen/dining space ideal for entertaining and three well-proportioned bedrooms arranged across the upper floors.

Outside, the rear garden provides a low-maintenance outdoor space to enjoy, whilst the driveway parking adds a practical feature rarely found with properties of this style and location.

Combining character, space and convenience, this is a home ideally suited to buyers looking for something ready to move straight into whilst still offering individuality and charm.

Viewing advised.

3 1 2 D

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

Porch
A smart and functional entrance space, with side windows allowing in natural light — a subtle yet stylish introduction to the home's interior.

Sitting Room – 3.66m (12') x 3.21m (10'6")
An impeccably styled space that balances character with comfort. A central cast-iron wood burner is set within an exposed brick fireplace, providing a striking focal point and a nod to the home's heritage. The room is beautifully finished with deep-toned wooden flooring, bespoke built-in shelving, and crisp white walls with subtle panelled detailing. A front-facing window brings in natural light, while thoughtful design touches — from layered textiles and warm tones to vintage accents — give the room a calm, collected feel. This is a space that not only looks fantastic but works perfectly for everyday living and entertaining alike. Open access leads into the dining area, enhancing the overall sense of flow.

Dining Area – 3.66m (12') x 3.05m (10')
Full of depth and personality, the dining area has a distinct atmosphere that sets it apart. Finished with aged-effect floor tiles, exposed whitewashed brickwork and a decorative fireplace alcove with chunky timber mantle, the room exudes vintage appeal. A bespoke shelving niche, piano space beneath the stairs, and rich tones throughout give the room a studio-style, collected aesthetic. It's an ambient space ideal for evening meals, quiet working, or creative use. Stairs rise to the first floor, and a doorway leads to the kitchen.

Kitchen – 3.30m (10'10") x 2.95m (9'8")
Well-planned and presented with a smart range of base and eye-level units and tiled splashbacks. Integrated appliances include a fridge/freezer, eye-level electric oven, ceramic hob with extractor, and built-in microwave. Plumbing is in place for a washing machine and dishwasher. A window to the rear overlooks the garden, and a door provides direct access outside.

First Floor

Bedroom 1 – 3.66m (12') x 3.61m (11'10") max
A generous double room with front aspect window, wooden flooring, and space for wardrobes or additional storage. Calm, neutral décor continues the high standard seen throughout the home.

Family Bathroom
Impressively styled with a bold monochrome scheme and high-quality finishes. The room features full-height gloss black tiling with an eye-catching ceiling transition, a walk-in double shower with crittall-style screen and rainfall head, a modern square basin with antique-style brass tap, and a low-level WC. A decorative tiled floor, wide frosted window with shelf space, matt black radiator, and leafy planting complete the look. A built-in storage cupboard adds practicality.

Landing
Wooden flooring continues the home's stylish presentation. Access to a folding-door storage cupboard and stairs to the second floor.

Second Floor

Bedroom 2 – 3.66m (12') into alcove x 3.52m (11'6") max
A characterful double bedroom with a feature fireplace, front-facing window, and built-in storage. Opens into Bedroom 3, making this a flexible space for dressing, working, or guest use.

Bedroom 3 – 3.66m (12') x 2.74m (9')
A bright rear-facing room with garden views, wooden flooring, and a radiator. Ideal as a third bedroom, home office, or creative space.

Outside – Rear Garden
The rear garden is arranged in clearly defined sections, beginning with a timber decked area directly outside the kitchen — ideal for outdoor seating or entertaining. This leads onto a central lawn with mature shrubs and planting to the borders, offering a good level of privacy. At the far end of the garden, a gravel and paved seating area provides a quiet, tucked-away spot to relax. The garden is fully enclosed by fencing and enjoys a pleasant outlook to the rear.

Outside – Front Garden
The property is set back from the road behind a generous front garden, with a lawned area and a path leading to the entrance. The front section has been laid with block paving, providing off-road parking for two vehicles.

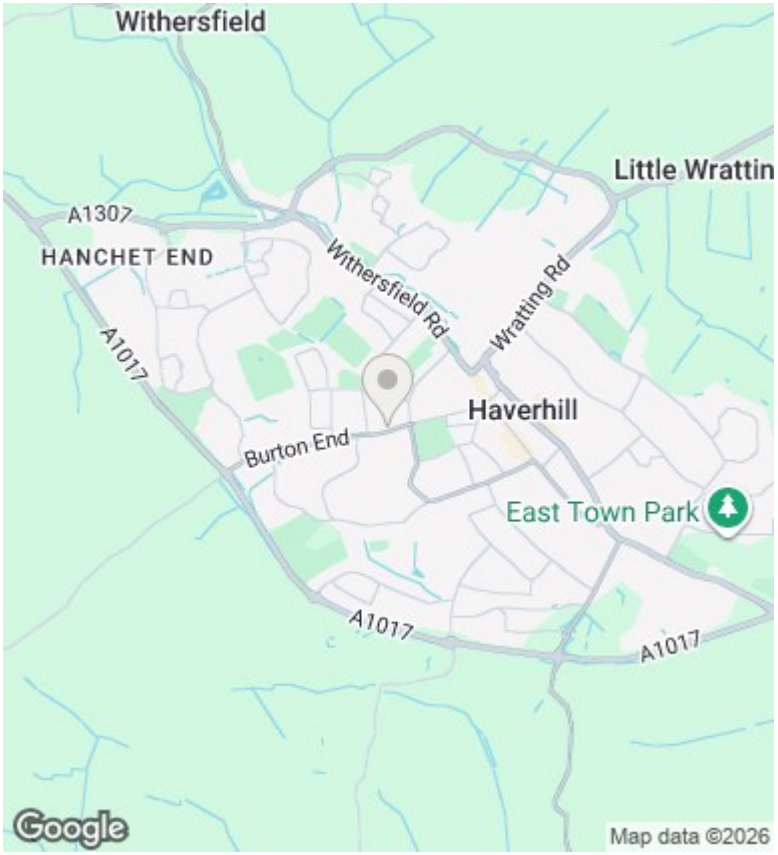
Viewings
By appointment with the agents.

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. 81.1 sq. metres (872.9 sq. feet)



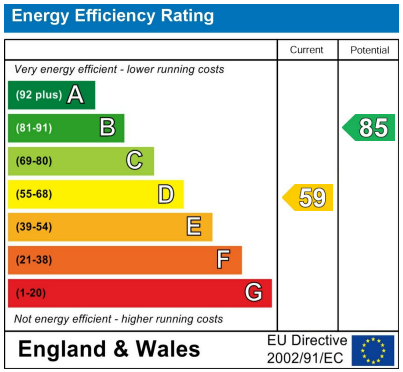
Directions

Viewings

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

Council Tax Band

B



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