JAMIE WARNER
– ESTATE AGENTS –

34 Victoria Road, Haverhill, CB9 9PS

£300,000

- SOUGHT-AFTER STRAWBERRY FIELDS DEVELOPMENT
- SPACIOUS KITCHEN/DINING ROOM
- OVERLOOKS ATTRACTIVE GREEN SPACE TO THE FRONT
- THREE BEDROOM SEMI-DETACHED HOME
- LIGHT-FILLED SITTING ROOM
- GARAGE PLUS ALLOCATED PARKING
- EN-SUITE TO MAIN BEDROOM
- ENCLOSED REAR GARDEN
- EASY ACCESS TO CAMBRIDGE VIA A1307

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SPACIOUS THREE BEDROOM SEMI IN POPULAR STRAWBERRY FIELDS
Located on the sought-after Strawberry Fields development on the Cambridge side of Haverhill, this well-presented three bedroom semi-detached home offers spacious accommodation across two floors. Highlights include an en-suite to the main bedroom, a generous kitchen/dining room, and a private rear garden with decked entertaining area. With a garage, allocated parking, and a pleasant outlook over a green, this home is ideally positioned for families and commuters alike.

3 2 1 C

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.

Ground Floor

Entrance Hall
Spacious entrance hall with a useful storage cupboard, a radiator, and attractive wooden flooring. Stairs rise to the first floor, with doors leading to:

WC
Fitted with a modern two-piece suite comprising a wall-mounted wash hand basin and low-level WC. Finished with tiled splashbacks, a radiator.

Kitchen/Dining Room 4.98m (16'4") x 2.59m (8'6")
A bright and sociable kitchen/dining space fitted with a stylish range of matching base and eye-level units complemented by oak worktops. Features include a 1½ bowl sink with drainer and mixer tap, integrated fridge/freezer, dishwasher, and washing machine. The kitchen is complete with an eye-level electric fan-assisted oven, built-in four-ring hob with extractor hood, tiled flooring, a radiator, and a front-facing window overlooking the green.

Sitting Room 4.55m (14'11") x 3.53m (11'7")
A generous sitting room with a large window overlooking the rear and patio doors providing direct access to the garden. Featuring two radiators and warm wooden flooring, it offers a comfortable and inviting living space ideal for relaxing or entertaining.

First Floor

Landing
With side-facing window providing natural light and doors to all first-floor rooms.

Bedroom 1 4.15m (13'7") x 2.64m (8'8")
A spacious main bedroom with a rear-facing window, radiator, and wooden flooring. Door to:

En-suite
Modern en-suite fitted with a three-piece suite comprising a pedestal wash hand basin, tiled shower enclosure with power shower and glass screen, and a low-level WC. Finished with wooden flooring and a radiator.

Bedroom 2 3.13m (10'3") x 2.38m (7'10")
A comfortable double bedroom with a front-facing window looking over the green, wooden flooring, and a radiator.

Bedroom 3 3.10m (10'2") x 1.83m (6')
A well-proportioned third bedroom with a rear-facing window, wooden flooring, and a radiator.

Bathroom
Fitted with a three-piece suite including a panelled bath with mixer tap and hand-held shower attachment, pedestal wash hand basin, and low-level WC. Tiled splashbacks,

wooden flooring, radiator, and window to front.

Outside

The front of the property enjoys a pleasant position overlooking an open green with mature trees, providing a sense of space and a more private outlook. A small front garden sits behind a footpath, complementing the attractive setting.

The rear garden is fully enclosed and enjoys a good degree of privacy, offering a low-maintenance outdoor space ideal for entertaining or relaxing. Directly off the sitting room, a paved patio provides a convenient area for barbecues or outdoor dining. A central lawn is bordered by raised beds with decorative stonework, and a timber gate provides access to the front. At the far end of the garden, a raised decked seating area with gazebo creates a perfect spot for summer evenings, while a timber shed offers useful storage.

The property also includes a garage situated in a block directly to the side of the house, ideal for secure parking or additional storage. An allocated parking space is provided within the residents' bay area to the right of the garages, ensuring convenient off-road parking close to the home.

Viewings

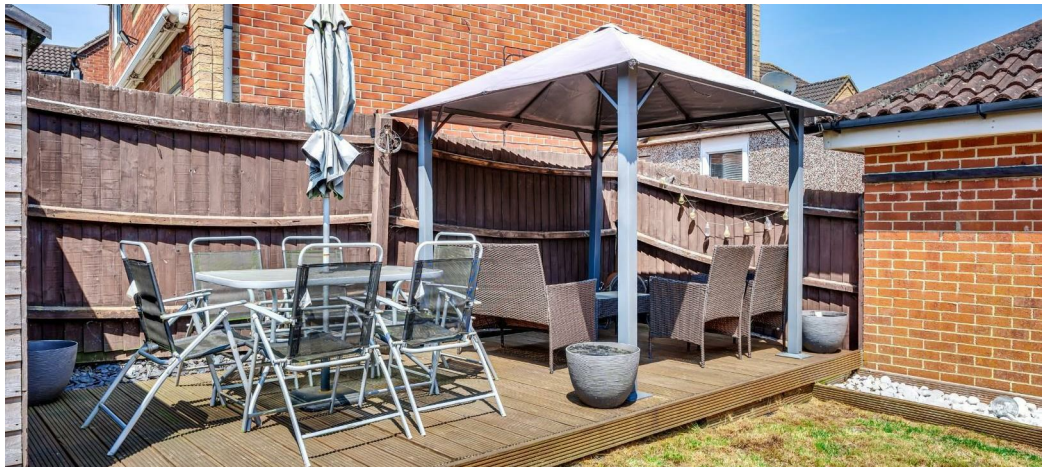
By appointment with the agents.

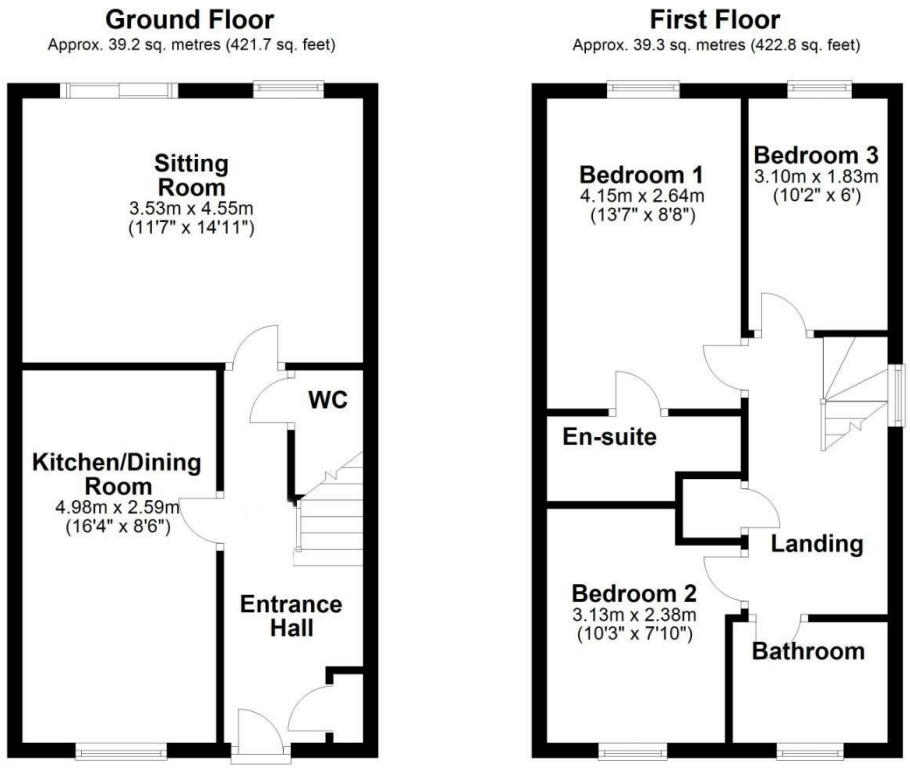
Special Notes

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. 78.5 sq. metres (844.6 sq. feet)

Directions

Viewings

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

Council Tax Band

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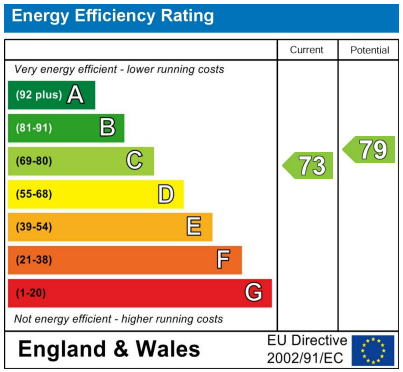

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