



JAMIE WARNER  
- ESTATE AGENTS -



## 7 Chivers Road, Haverhill, CB9 9DS

Guide Price £325,000

- Three Bedrooms
- Dining Room
- Generous Rear Garden
- En Suite To Bedroom 1
- Fitted Kitchen
- Single Garage & Drive
- Sitting Room
- Downstairs WC
- Excellent Location - Great Views

## 7 Chivers Road, Haverhill CB9 9DS

Check out this beautifully presented three-bedroom detached house situated along a private driveway, offering stunning far-reaching views. The property features two spacious reception rooms, a good-sized kitchen, and an en suite in the main bedroom. Plus, it boasts a really generous rear garden and comes with the added bonus of a single garage and parking. Conveniently located on the Cambridge side of town.



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 double glazed entrance door opens to a pleasant hall. The room has a radiator, wooden flooring, a window to the side providing natural light and stairs leading to the first floor.

## WC

The WC has a Window to front and is fitted with a two piece suite comprising a vanity wash hand basin with mixer tap and low-level WC. The room is laid with wooden flooring and there is a radiator.

## Sitting Room

15'5" x 13'1"

This lovely room is bathed in natural light pouring in from the Window to front and the window to side, there is radiator, wooden flooring, and a convenient under-stairs storage cupboard. An archway leads to the dining room.

## Dining Room

10'9" x 8'7"

The dining room enjoys views over the garden through a set of french doors, the room has a radiator and wooden flooring. A door leads to the kitchen.

## Kitchen

10'9" x 7'0"

The kitchen is fitted with a matching range of base and eye level units with attractive round edged worktops. There is a stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, tumble dryer and cooker with pull out extractor hood, a window provides a view of the rear garden.

## Landing

Window to side, built-in cupboard, access to all first floor rooms.

## Bedroom 1

12'2" x 9'7"

A Window to rear provides a view of the rear garden. The room has a radiator and a door provides access to the en suite.

## En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure with a fitted shower over and folding glass screen. There's also a low-level WC, radiator and window providing natural light.

## Bedroom 2

11'1" x 8'7"

A generous double bedroom with a Window to front providing far reaching views. The room also has a radiator.

## Bedroom 3

8'1" x 7'5"

A good-sized single bedroom with a Window to front also enjoying the views, the room also has a radiator.

## Bathroom

The bathroom is fitted with a three piece suite comprising a panelled bath with shower attachment off and mixer tap, pedestal wash hand basin and low-level WC, there's a radiator and a window providing ample natural light =,

## Outside

The large rear garden has a pleasant, paved patio, ideal for relaxation and entertaining. It is surrounded by a low brick wall and features a central set of steps leading to a well-kept lawn. The garden is enclosed by timber fencing. A gate provides access to the front garden, also with a lawn and pretty flower and shrub borders, and a pathway leads to the entrance door.

### Grage & Drive

The property has a single attached garage with up and over door, power and light is connected. A Driveway leads to the garage providing off-road parking.

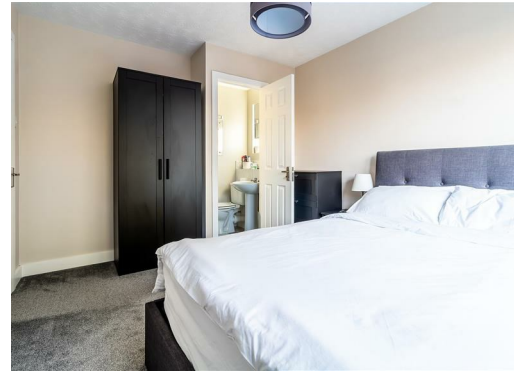
### Viewings

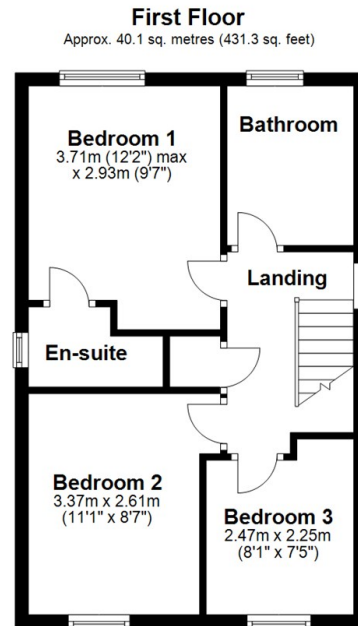
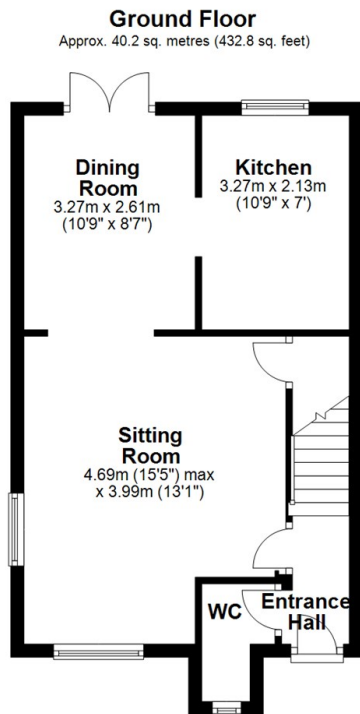
By appointment with the agents.

### Special Notes

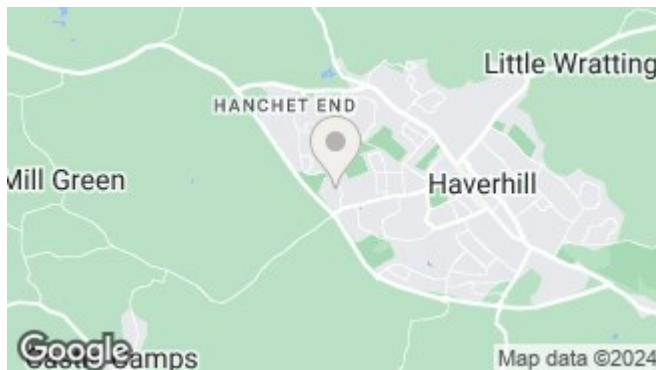
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 80.3 sq. metres (864.1 sq. feet)



## Viewings

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

## Council Tax Band C

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