JAMIE WARNER
ESTATE AGENTS

37 Atterton Road, Haverhill, CB9 7SR

Guide Price £260,000

- Three Bedrooms
- Conservatory
- Off-Street Parking
- Sitting/Dining Room
- First Floor Bathroom
- Pleasant Rear Garden
- Kitchen
- Cambridge Side Of Town
- No Onward Chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

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37 Atterton Road, Haverhill CB9 7SR

A pleasant semi-detached house located on the convenient Cambridge side of town! Boasting a spacious sitting/dining room, a functional kitchen, and three bedrooms for your retreat. Step outside to enjoy the generous front and rear garden or relax in the sun-filled conservatory. With no onward chain, this home can provide a quick move. Plus, the driveway offers hassle-free off-road parking.

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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

Entrance hall featuring a radiator and staircase leading to the first floor.

Kitchen

8'0" x 8'5"

Featuring a coordinated set of base and eye-level units with ample worktop space, a stainless steel sink with a single drainer and mixer tap, provisions for a washing machine, room for a cooker with a retractable extractor hood above, and a front-facing window.

Sitting/Dining Room

16'1" x 14'10"

Spacious sitting/dining room featuring a rear window with garden views, a radiator, patio doors leading to the conservatory, and a built-in storage cupboard.

Conservatory

UPVC double glazed structure featuring windows and a polycarbonate roof, with a door leading to the rear garden.

Landing

Window to side, door to airing cupboard.

Bedroom 1

13'0" x 8'6"

A spacious double bedroom with a rear-facing window offering garden views and equipped with a radiator.

Bedroom 2

11'1" x 7'11"

another double bedroom with Window to front, radiator,

Bedroom 3

9'0" x 6'0"

A single bedroom with a rear window offering views of the garden, complete with a radiator.

Bathroom

Equipped with a three-piece suite including a panelled bath with a separate electric shower above and a glass screen, a pedestal wash hand basin, and a low-level WC. Featuring tiled splashbacks, a front-facing window, and a radiator for added comfort.

Outside

The back garden features a paved patio area directly connected to the house, bordered from the lawn by a charming picket fence with a gate, creating a cozy

seating spot. The primary garden is a lush lawn enclosed by timber fencing. A gate from the patio provides access to the front garden and driveway. The front garden presents a lawn with a pathway leading to the entrance door.

Driveway/Parking

The property features a tarmac driveway to the side, offering convenient off-road parking.

Special Notes

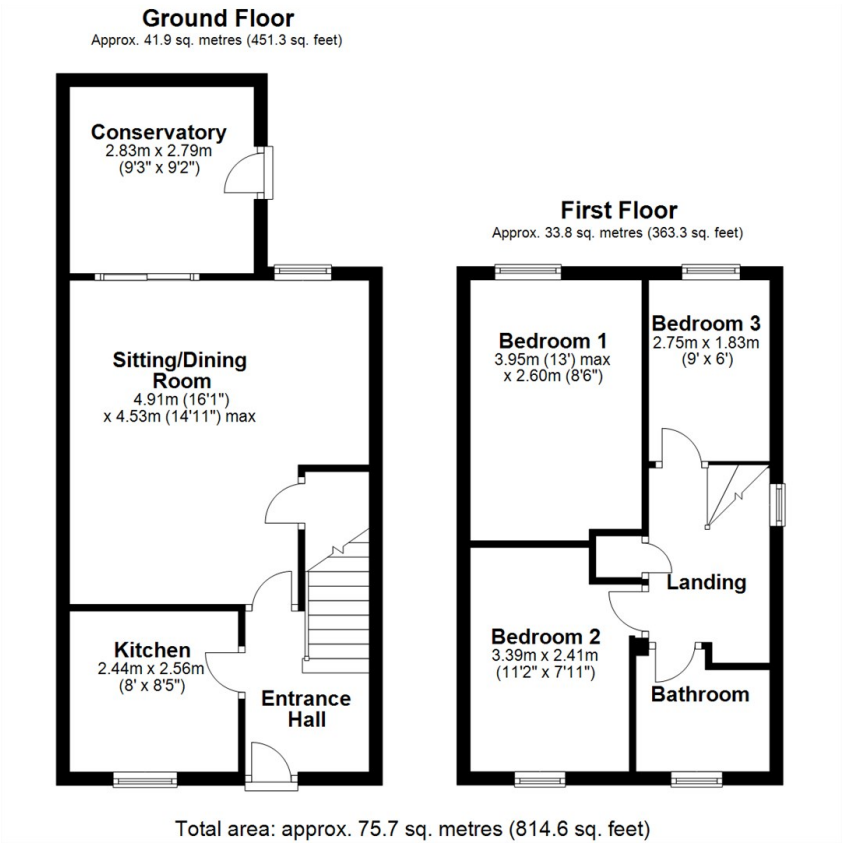
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

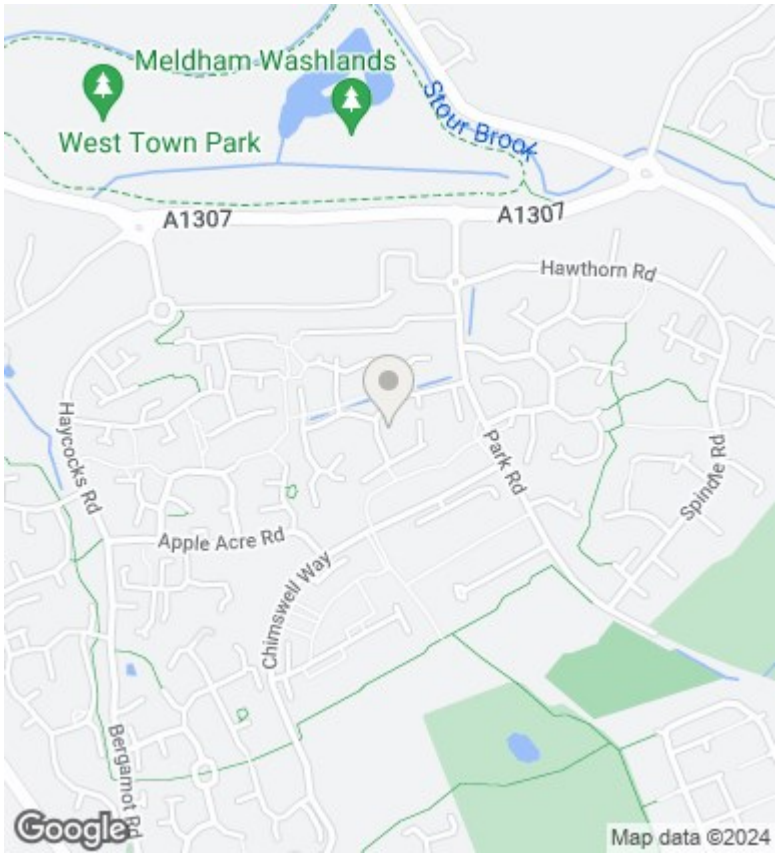
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

Viewings

By appointment with the agents.



Total area: approx. 75.7 sq. metres (814.6 sq. feet)



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