



JAMIE WARNER  
— ESTATE AGENTS —



## 30 Sperling Drive, Haverhill, CB9 9SH

Guide Price £445,000

- Spacious 5-bedroom, 3-storey detached family home
- En suites in two principal bedrooms
- Located on the desirable Cambridge side of town
- Extended layout with three generous reception rooms
- Convenient downstairs WC and family bathroom
- Includes integral garage and pleasant rear garden
- Modern open-plan kitchen and dining area
- Energy-efficient solar panels installed
- Available with no onward chain

## 30 Sperling Drive, Haverhill CB9 9SH

Introducing a stunning extended family home with 5 bedrooms, spread over 3 spacious storeys. This detached property features three generous reception rooms and an open-plan kitchen/dining area perfect for entertaining. Enjoy the convenience of en suites in two principal bedrooms, a downstairs WC, and a family bathroom. Eco-friendly solar panels enhance this beautiful home located on the desirable Cambridge side of town. Additional highlights include an integral garage and a pleasant rear garden. Offered with no onward chain, this home is a must-see!



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.

## Entrance Hall

A spacious and welcoming entrance featuring Karndean flooring, a radiator, and stairs leading to the first floor.

## WC

Window to the rear, equipped with a two-piece suite including a pedestal wash hand basin with a mixer tap and a low-level WC, complemented by tiled splashbacks.

## Sitting Room

19'7" x 11'5"

A spacious sitting room with a front-facing window, showcasing a striking coal effect gas fireplace nestled in a marble surround. The room boasts two radiators and opens up to the family room through double doors.

## Dining Room

12'6" x 9'2"

The dining room seamlessly flows into the kitchen, creating an inviting area for social gatherings and family meals. A front-facing window floods the space with natural light, complemented by a radiator and Karndean flooring.

## Kitchen/Breakfast Room

13'7" x 11'11"

A beautifully designed space featuring a range of coordinated base and wall units with ample worktop space. A freestanding island can be positioned to your preference, offering a versatile workspace. Additionally, there is a 1.5-bowl stainless steel sink with a single drainer and mixer tap, integrated fridge/freezer, and dishwasher. The kitchen includes provisions for a range with an extractor hood, a rear window allowing natural light, a radiator, and a doorway leading to the family room.

## Family Room

10'9" x 15'0"

This room, an addition by the current owners, offers a splendid space for relaxation and enjoying garden views from the patio doors. It features an electric heater, tiled flooring, a single door leading to the garden, and another door opening to the integral garage.

## Landing

Stairs rising to the second floor, access to the all first floor bedrooms.

## Bedroom 1

11'2" x 12'0"

The primary bedroom features a front-facing window, radiator, twin, built-in triple wardrobes, and its own en suite for added comfort.

## En-suite

Featuring a three-piece suite including a pedestal washbasin with a mixer tap, a double shower enclosure with a power shower and glass screen, and a low-level WC. The walls are fully tiled to the ceiling, with a shaver point and a rear window.

## Bedroom 2

13'5" x 12'7"

Bedroom 2 presents another spacious double bedroom featuring a window to the rear and a radiator. Additionally, it boasts fitted wardrobes and its private en suite.

## En-suite

Featuring a three-piece suite including a pedestal wash hand basin with a mixer tap and shaver point, a tiled shower enclosure with a power shower and folding glass screen, as well as a low-level WC. The room also includes a window to the side and a radiator for added comfort.

## Bedroom 3

9'1" x 9'8"

Bedroom 3 is a cosy double bedroom, slightly smaller than the first two. It features a front-facing window, radiator, and fitted wardrobes.

### Bathroom

Equipped with a three-piece suite including a panelled bath with a shower attachment and mixer tap, a pedestal wash hand basin with a mixer tap, and a low-level WC. Features full-height ceramic tiling on all walls, a shaver point, a rear window, and a radiator.

### Landing

Rear skylight offers natural light. The landing provides access to the two bedrooms on the second floor.

### Bedroom 4

13'2" x 13'6"

Rear window, front dormer window, radiator, built-in wardrobe, and additional built-in cupboard.

### Bedroom 5

13'2" x 9'8"

Bedroom 5 features a dormer window at the front, allowing natural light to flood in, complemented by a radiator.

### Outside

The property boasts a beautifully matured garden, abundantly stocked with a variety of flower and shrub display beds encircling an attractive lawn. Strategically positioned trees enhance garden privacy. A paved patio area, situated directly adjacent to the house, provides a charming space for relaxation and entertaining purposes. Additionally, there is the advantage of having an external tap and outdoor power sockets for convenience.

### Integral Garage & Drive

Integrated garage with power and lighting, featuring an electric up-and-over door and room for appliances. A driveway leads to the garage providing off-road parking.

### Viewings

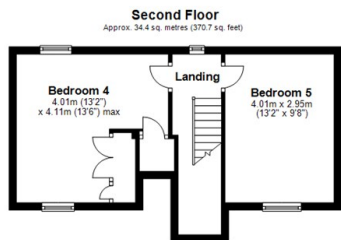
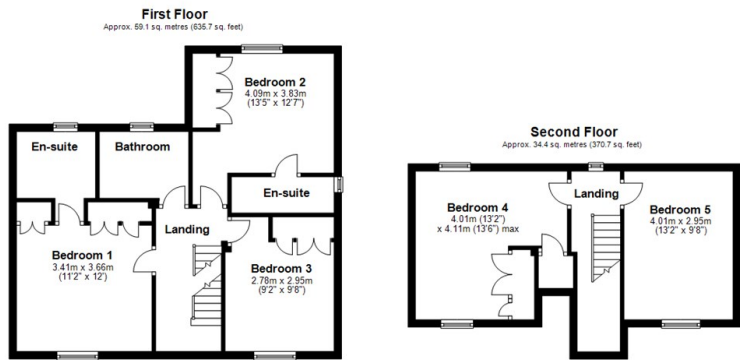
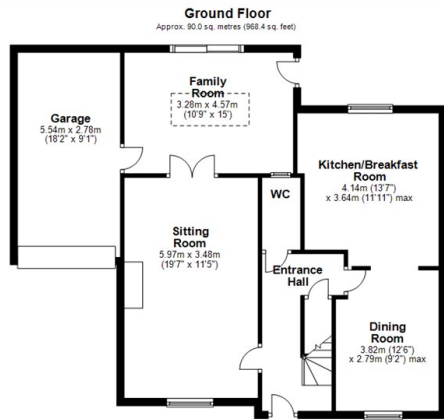
By appointment with the agents.

### 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. 183.5 sq. metres (1974.7 sq. feet)



### Energy Efficiency Rating

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

### Viewings

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

### Council Tax Band