



JAMIE WARNER

— ESTATE AGENTS —



42 Spindle Road, Haverhill, CB9 9ES

Guide Price £320,000

- Three Generous Bedrooms
- Spacious Sitting/Dining Room
- Attractive Fitted Kitchen
- Conservatory
- Replacement Bathroom & WC
- Private Rear Garden
- Generous Drive & Single Garage
- Cambridge Side Of Town
- No Onward Chain.

42 Spindle Road, Haverhill CB9 9ES

This lovely three-bedroom house is situated on a spacious plot, complete with its own private driveway and ample frontage. Inside, you'll find a delightful kitchen, a generously sized sitting/dining room, a charming conservatory, and modern bathroom and toilet suites. Best of all, this property is available for sale with no chain. Don't miss out on this exciting opportunity!



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

This spacious area features an inviting entrance door, a staircase leading to the landing, as well as easy access to all the rooms on the ground floor. You'll also find a radiator.

WC

The WC is equipped with a refitted suite that includes fitted bathroom furniture, a low-level WC, and a wash hand basin. It has a window to the front that allows natural light to come in, and there is also a radiator.

Kitchen

This spacious area features an array of matching wall and base units. You'll find a fitted electric oven with a four-ring gas hob, complete with an extractor hood. The tiled flooring adds a touch of style, and there's ample space and plumbing for your appliances. The stainless steel sink with mixer taps and water softener are convenient additions. Natural light streams in through the window to the front, while a door leads to the rear garden.

Sitting/Dining Room

26'10" max x 16'4"

This spacious room features a flexible layout and is fitted with two radiators. You'll enjoy a lovely view of the rear garden through the rear window, and the patio doors conveniently lead to the conservatory.

Conservatory

15'3" x 14'9"

A Victorian-style conservatory with a combination of brick and UPVC construction. It features beautiful tiled flooring and French doors that lead right into the charming rear garden. How amazing is that?

Landing

Loft access, airing cupboard, access to all first floor rooms

Bedroom 1

15'10" x 11'10"

The main bedroom is extremely spacious and offers lovely garden views from the window at the back. It also comes with built-in cupboards and a radiator for added convenience.

Bedroom 2

20'2" x 8'5"

Just like the main bedroom, Bedroom 2 also has a lovely view of the garden from the rear window. It also comes with a radiator to keep you cozy.

Bedroom 3

12'7" x 10'11"

This spacious room offers a delightful view from its front-facing window. It's larger than your average third bedroom, there's also radiator.

Bathroom

It features a sleek modern suite with stylish grey gloss bathroom furniture. You'll find a low level WC, wash hand basin, and a panelled bath with an independent shower over and a glass screen. The walls are beautifully tiled, and there's a heated towel rail. With a window to the front, this bathroom is bathed in ample natural light.

Outside

Step into the charming enclosed rear garden, surrounded by timber fencing. Enjoy the Indian sandstone patio, lush lawn with plum slate borders, and a delightful feature pond. You'll also find a timber-built summer house with power and light connected, complete with glazed double doors. The current vendor thoughtfully installed this space as a home office for added convenience.

Garage & Driveway

This property boasts a well-sized frontage with a block paved driveway that offers plenty of parking space. The rest of the yard is beautifully laid to lawn and features a convenient side gated access. The garage has an up and over door, power and light is connected.

Viewings

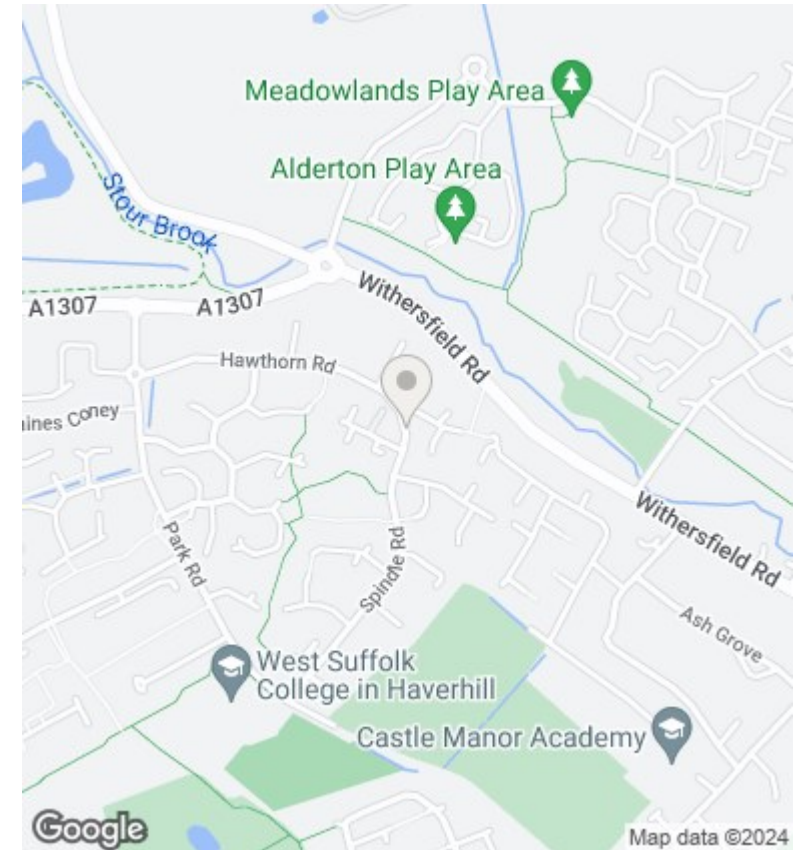
By appointment with the agents.

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.







Viewings

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

Council Tax Band C

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	