



JAMIE WARNER
— ESTATE AGENTS —



23 Orbell Avenue, Little Wratting, Haverhill, CB9 7JY

£260,000

- Three beautifully presented bedrooms
- Modern kitchen with breakfast bar
- Allocated parking
- Stunning primary bedroom with Velux windows
- Stylish family bathroom with three-piece suite
- Contemporary design
- Open-plan kitchen/living area
- Spacious rear garden with patio
- Located in sought-after Boyton Place

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Situated in the desirable Boyton Place development, this beautifully presented three-bedroom home perfectly combines modern style with practicality. The open-plan kitchen and living area is ideal for entertaining or family life, with double doors leading to a generous rear garden featuring a patio, lawn, and shingled area—perfect for outdoor dining and relaxation. The ground floor includes a welcoming entrance hall with wooden flooring and a convenient WC. The first floor offers two well-sized bedrooms, including a spacious double with rear views, a single room or home office, and a modern family bathroom. The second floor is home to the impressive primary bedroom, a bright retreat with dual Velux windows and plenty of storage. Outside, the property benefits from a fully enclosed private garden and dedicated parking conveniently located right in front of the property. Perfect for families, couples, or first-time buyers.



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

Welcoming and cozy with a radiator, beautiful wooden flooring, and stairs leading to the first floor.

Door to:

WC

Conveniently fitted with a stylish two-piece suite comprising a wall-mounted wash hand basin with mixer tap and tiled splashbacks, alongside a low-level WC.

Wooden flooring adds a touch of elegance.

Kitchen / Living Area 6.71m (22') x 2.82m (9'3")

A bright and contemporary open-plan space, thoughtfully designed with a range of matching base and eye-level units. Includes a 1½ bowl stainless steel sink with single drainer and mixer tap, plumbing for a washing machine, and space for a fridge/freezer. Comes equipped with a fitted electric fan-assisted oven, built-in ceramic hob with extractor hood, and a window to the front allowing natural light to flow in.

Two radiators, wooden flooring, and double doors leading to the garden create a perfect space for entertaining.

First Floor

Landing

Stairs to the second floor and access to all first-floor rooms.

Bedroom 2 3.72m (12'2") x 2.33m (7'8")

A generous double bedroom with a window to the rear providing a peaceful outlook, complemented by a radiator for comfort.

Bedroom 3 2.35m (7'9") x 1.71m (5'7")

Bright and cozy with two front-facing windows and a radiator, ideal as a single bedroom or home office.

Bathroom

Modern and stylish, featuring a three-piece suite: a panelled bath with shower attachment over, mixer tap and glass screen, a pedestal wash hand basin with mixer tap, and a low-level WC. With elegant tiled splashbacks, a side window for natural light, and a radiator.

Second Floor

Landing

Includes a built-in storage cupboard and access to:

Bedroom 1 6.02m (19'9") x 2.74m (9')

A stunning primary bedroom occupying the entire top floor. Dual Velux windows to the front and rear flood the space with light, creating a bright and inviting atmosphere.

Outside

The rear garden is impressive, featuring a generous block-paved patio area perfect for outdoor seating and entertaining. A pathway leads to a side gate providing access to the front of the property.

The garden also boasts a well-maintained lawn and an additional shingled area, ideal as a play space or for further seating. Enclosed by timber fencing for privacy, the garden also benefits from a handy garden shed for storage.

Parking Area

The property includes the convenience of an allocated parking space situated at the front, ensuring hassle-free parking.

Viewings

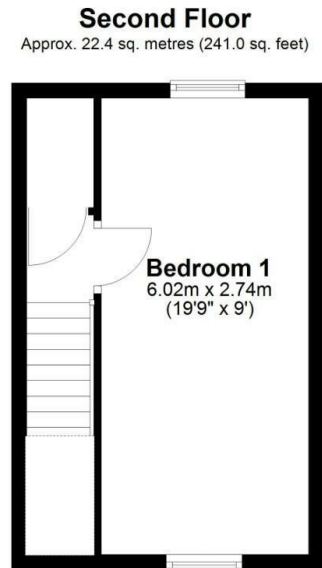
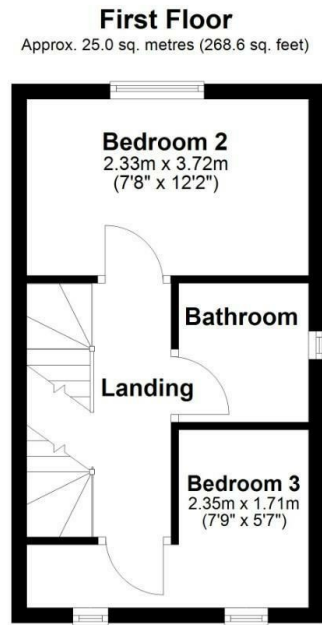
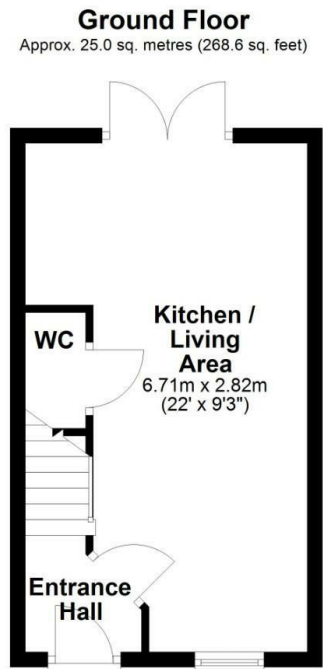
By appointment with the agents.

Special Notes

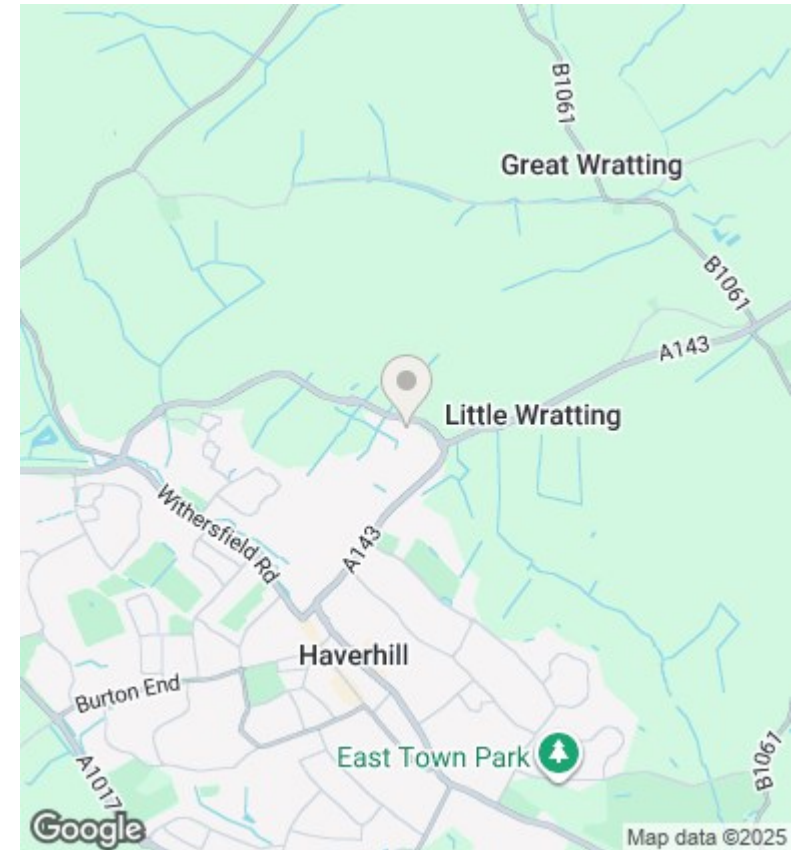
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 72.3 sq. metres (778.2 sq. feet)



Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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	