



1 Pearmain Walk, Haverhill, CB9 9QS

£260,000

- Three Bedroom End Terrace
- Replacement Fitted Kitchen
- Conservatory Overlooking Rear Garden
- Popular Cambridge Side Location
- Modern Bathroom Suite
- Enclosed Garden With Side Access
- Well-Presented Accommodation
- Generous Sitting Room
- Allocated Parking To Rear

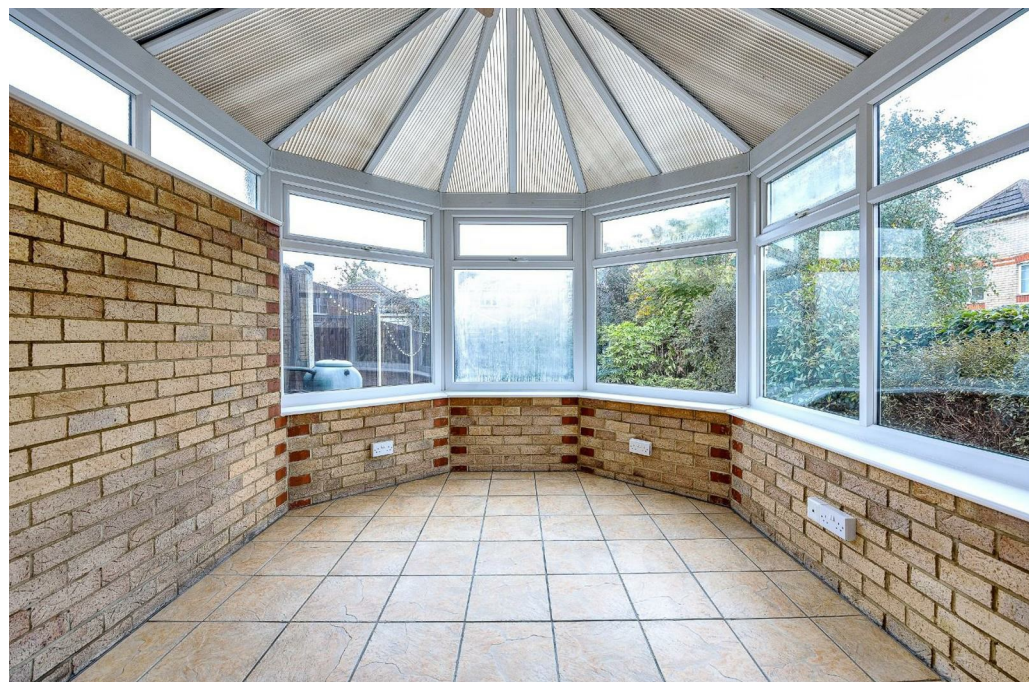
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SMARTLY PRESENTED 3 BED END TERRACE WITH CONSERVATORY!

Situated on the popular Cambridge side of Haverhill, this attractive three bedroom end terraced home offers well-presented accommodation that has benefited from a replacement kitchen and contemporary bathroom suite. The property features a generously proportioned sitting room opening into a conservatory, providing additional living space overlooking the enclosed rear garden. Further benefits include gas central heating, double glazing, a pleasant lawned garden with patio seating area, side access and allocated parking conveniently positioned directly behind the property.



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.

Ground Floor

Entrance Hall

Entrance door opening into a welcoming hallway with tiled flooring, radiator, stairs rising to the first floor with fitted carpet and white painted balustrade, and doors leading to the kitchen and sitting room.

Kitchen

2.62m (8'7") x 2.44m (8')

Fitted with an attractive range of cream shaker-style base and eye level units with contrasting dark worktops, stainless steel sink and drainer with mixer tap, space for cooker with extractor hood above, plumbing for washing machine and space for fridge/freezer. Tiled splashbacks, tiled flooring, radiator, wall-mounted gas boiler and double glazed window to front.

Sitting Room

4.65m (15'3") x 2.00m (6'7")

A generously proportioned and well-presented reception room offering ample space for

comfortable seating and additional furniture. Featuring wood effect laminate flooring, neutral décor, two radiators and double glazed window overlooking the rear garden. Sliding double glazed patio doors provide access to the conservatory, allowing plenty of natural light into the room and creating a pleasant connection between the two living spaces.

Conservatory

3.02m (9'11") x 2.62m (8'7")

Providing a useful additional reception area overlooking the rear garden, of half brick and uPVC double glazed construction with polycarbonate roof. Tiled flooring, radiator, ceiling fan, power and lighting connected, and door opening to the garden.

First Floor

Landing

Double glazed window to side providing natural light, access to loft space and doors leading to all three bedrooms and the bathroom.

Bedroom 1

3.80m (12'6") max x 2.66m (8'9")

A well-presented double bedroom offering ample space for a double bed and freestanding bedroom furniture. Featuring neutral décor, fitted carpet, radiator and double glazed window to rear.

Bedroom 2

3.31m (10'10") x 1.79m (5'10")

A further well-presented bedroom with neutral décor, fitted carpet, radiator, built-in storage cupboard and double glazed window to front.

Bedroom 3

2.48m (8'1") x 1.83m (6')

A versatile third bedroom, currently arranged as a single bedroom but equally suitable for use as a nursery or home office. Featuring wood effect flooring, radiator and double glazed window to rear.

Bathroom

An attractively updated bathroom fitted with a modern white suite comprising paneled bath with thermostatic shower and separate handheld shower attachment over, glazed shower screen, vanity wash hand basin with mixer tap and storage beneath, and low-level WC with concealed cistern. Contemporary grey metro-style wall tiling, contrasting heated towel rail, wood effect flooring and double glazed window to front.

Outside

To the front, the property is approached via steps leading to the entrance door, with a neatly maintained lawned garden enclosed by decorative black metal railings. Established shrubs and hedging provide attractive greenery, while the rendered front elevation and pitched entrance canopy add to the property's appearance.

The rear garden is a particularly appealing feature, offering a good-sized area of lawn bordered by established shrubs and mature planting, providing a pleasant degree of privacy. A paved patio adjoining the conservatory offers space for outdoor seating and dining, while timber fencing encloses the boundaries. A pathway runs alongside the house, providing convenient pedestrian access between the front and rear gardens.

A gate at the rear of the garden provides direct access to an allocated parking space within a communal tarmac parking area. There is also a single garage with an up-and-over door and additional roof storage space.

Viewings

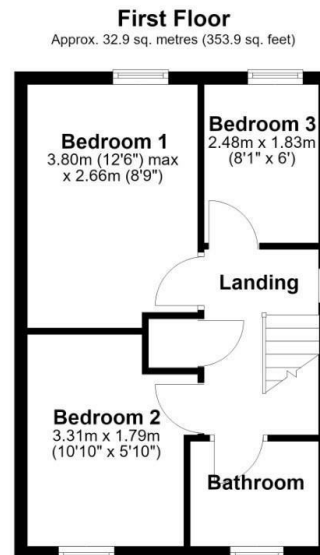
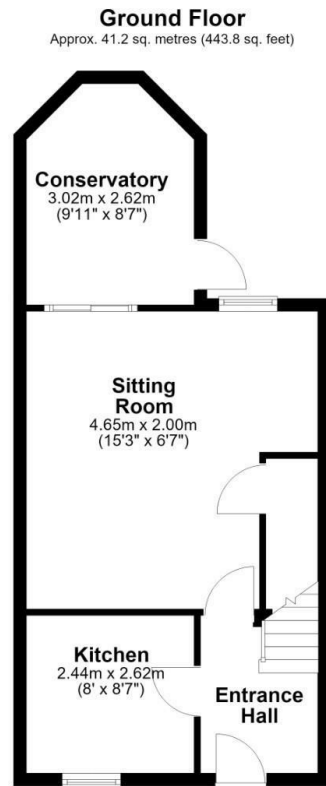
By appointment with the agents.

Special Notes

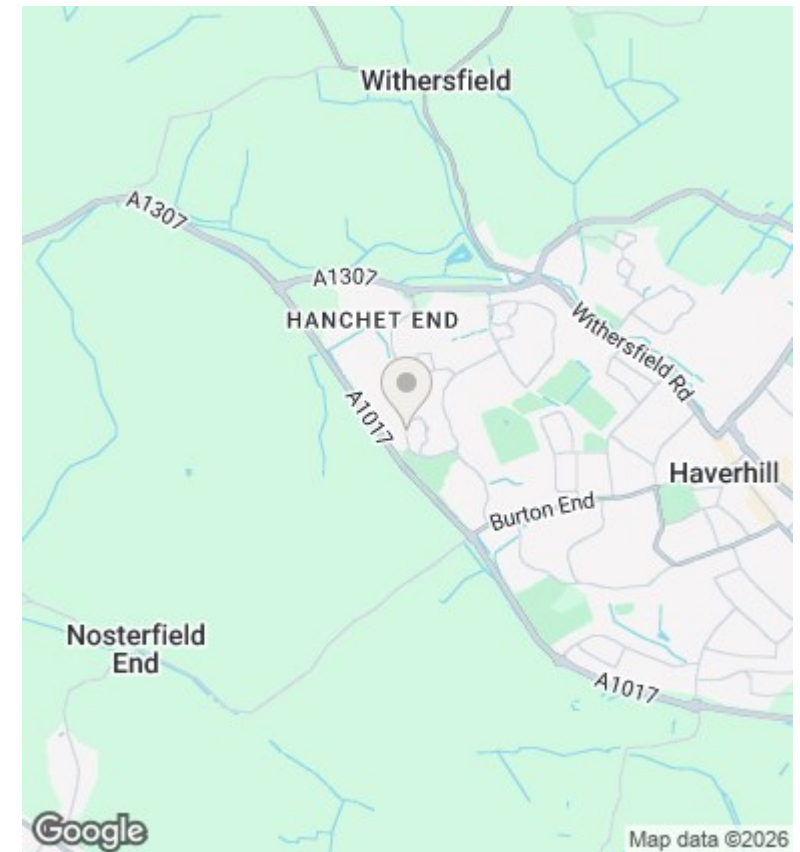
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 74.1 sq. metres (797.7 sq. feet)



Directions

Viewings

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

Council Tax Band

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