



43 Victoria Road, Haverhill, CB9 9PS

£300,000

- Sought-after Strawberry Fields location
- Cambridge side of town
- Downstairs WC & modern shower room
- Overlooks open green to the front
- Stylish modern kitchen
- Garage and off-road parking
- Backs onto small woodland
- Bright sitting room & conservatory
- No onward chain

43 Victoria Road, Haverhill CB9 9PS

WELL-POSITIONED HOME WITH GARAGE, PRIVATE GARDEN AND NO ONWARD CHAIN ON THE STRAWBERRY FIELDS DEVELOPMENT

Enjoying a prime spot on the edge of the popular Strawberry Fields development, this attractive three-bedroom home fronts onto an open green and backs onto a small woodland, offering a wonderful sense of privacy and greenery. Located on the desirable Cambridge side of town, the property is offered with no onward chain and features a stylish interior including a modern kitchen, bright living space, a downstairs WC, and a conservatory that opens onto the garden. Upstairs, a contemporary shower room and three well-proportioned bedrooms complete the accommodation. Outside, it benefits from a private rear garden, garage, and off-road parking — an ideal home for buyers seeking peace, practicality and a sought-after setting.



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

Welcoming entrance with radiator and entrance door, providing access to the principal ground floor rooms.

WC

Fitted with a modern two-piece suite comprising a wall-mounted wash hand basin and low-level WC. Ideal for guests.

Kitchen – 2.62m (8'7") x 2.44m (8')

A stylish and contemporary kitchen fitted with sleek white gloss cabinetry, wood-effect

worktops, and white metro tile splashbacks. Features include an integrated eye-level electric fan-assisted oven, built-in microwave, ceramic hob with stainless steel extractor, and ceramic sink with mixer tap. Space and plumbing for a fridge/freezer and washing machine. Window to front aspect allows natural light to fill the space. Also benefits from a water softener.

Sitting Room – 4.65m (15'3") x 3.64m (11'11")

A bright and spacious main reception room enjoying dual aspect windows to the side and rear, along with patio doors that open directly into the conservatory. The room is well-proportioned and features a staircase rising to the first floor, two radiators, and ample floor space for a variety of seating arrangements.

Conservatory

Constructed in half-brick and uPVC double glazing, this versatile space features a polycarbonate roof, power and lighting. Enjoys a pleasant outlook over the garden with windows to the rear and side, and French doors providing direct access to the outside. Radiator.

First Floor

Landing

Access to loft space. Built-in cupboard provides additional storage.

Bedroom 1 – 3.80m (12'6") max x 2.66m (8'9")

A comfortable main bedroom with window to the rear aspect and radiator.

Bedroom 2 – 3.31m (10'10") x 2.44m (8')

A good-sized double room with window to the front.

Bedroom 3 – 2.48m (8'1") x 1.83m (6')

Ideal as a home office, nursery, or single bedroom. Window to rear and radiator.

Shower Room

Finished in attractive aqua tiling, the shower room enjoys a contemporary design with a large walk-in shower enclosure, glazed screen, and fitted electric shower. Includes a

low-level WC, vanity wash hand basin with chrome mixer tap, chrome heated towel rail, and a frosted window to the front for light and privacy.

Outside

The property enjoys a fully enclosed rear garden with a good degree of privacy, backing onto established trees and greenery. The space is mainly laid to lawn with a paved patio area directly behind the house, offering room for seating or outdoor dining. Borders provide scope for planting, and timber fencing runs along the boundaries on all sides. A side gate gives access to the front of the property.

Garage En Bloc & Parking

A single garage is situated to the left of the house within the residents parking area. Opposite the garage is an allocated parking space.

Viewings

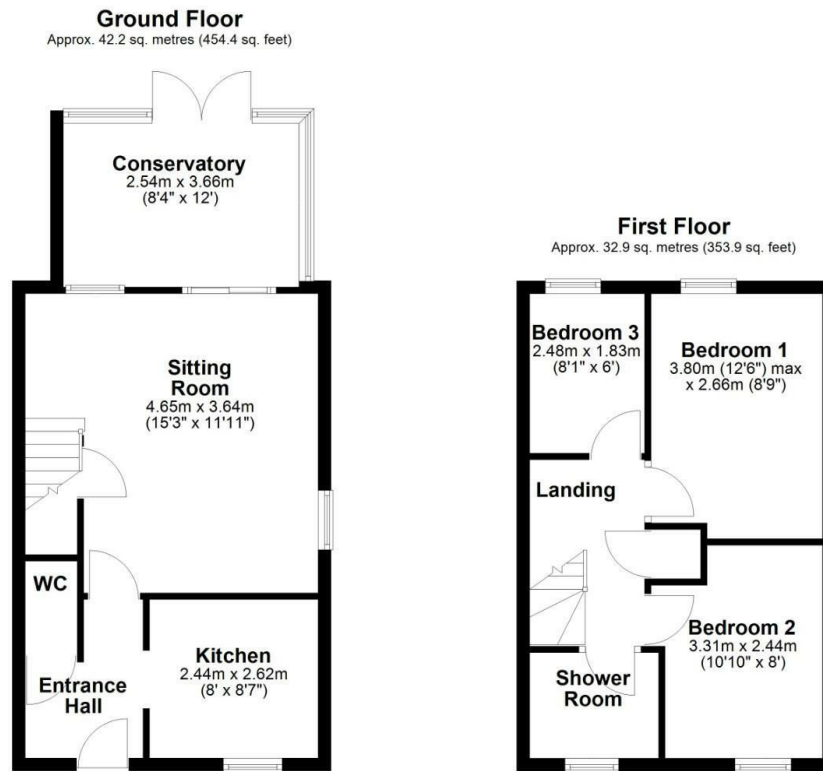
By appointment with the agents.

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. 75.1 sq. metres (808.3 sq. feet)

Viewings

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

Council Tax Band

B

