



JAMIE WARNER  
— ESTATE AGENTS —



## 35 North Avenue, Haverhill, CB9 9NA

£215,000

- Popular North Avenue location
- Two separate reception areas
- Off-road parking to front
- Extended 1940's two-bedroom home
- Conservatory overlooking garden
- Gas radiator heating
- Bright kitchen/dining room
- Useful utility and storage space
- Offered with no onward chain



# 35 North Avenue, Haverhill CB9 9NA

## EXTENDED 1940'S HOME WITH PARKING

Located on the ever-popular North Avenue, this extended 1940's two-bedroom home offers an excellent opportunity for buyers seeking a well-proportioned property with flexible ground floor living space. The accommodation includes two reception areas, a bright conservatory, and a generous kitchen/dining room, complemented by off-road parking and the convenience of no onward chain.



Council Tax Band: B



## 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

A welcoming entrance hall with built-in storage cupboard and stairs rising to the first floor.

### KITCHEN / DINING ROOM

4.82m (15'10") x 2.81m (9'3") max

A bright and well-planned space fitted with a matching range of base and eye-level units with round-edged worktops. Includes a 1½ bowl stainless steel sink with mixer tap, integrated electric oven, four-ring gas hob with extractor hood, plumbing for dishwasher, and space for fridge/freezer. Dual-aspect windows to the front and side provide excellent natural light.

### SITTING ROOM

3.98m (13'1") x 2.98m (9'9")

A comfortable and versatile reception room, opening through to the lounge area to create a sociable flow between spaces.

### LOUNGE AREA

3.28m (10'9") x 2.74m (9')

An inviting open-plan space with patio doors leading into the conservatory, providing pleasant views of the garden.

### CONSERVATORY

UPVC double-glazed construction with a polycarbonate roof and lighting connected. A lovely addition to the home, offering an extra sitting area that enjoys a clear outlook over the garden. Double doors open directly outside, with further access to the inner hall.

### HALL

A practical inner hallway with built-in cupboard, giving access to the utility room and rear garden, and stairs leading to the first floor.

### UTILITY ROOM

3.03m (9'11") x 2.21m (7'3")

A useful space with plumbing for a washing machine, room for a freezer, and doors to both the front and rear of the property.

### FIRST FLOOR LANDING

With window to the front and access to both bedrooms and the bathroom.

### BEDROOM 1

3.98m (13'1") x 3.05m (10')

A well-proportioned double bedroom with window to the side aspect and radiator.

### BEDROOM 2

3.35m (11') max x 3.10m (10'2")

A good-sized second bedroom with window to side and radiator, ideal for guests, children, or use as a home office.

### BATHROOM

Fitted with a modern three-piece suite comprising panelled bath with independent electric



shower over, vanity wash hand basin, and low-level WC. Fully tiled walls, window to front, and radiator.

#### Outside

The property enjoys an enclosed rear garden laid mainly to lawn, complemented by mature hedging and fencing for privacy. A raised decked seating area with timber pergola provides a pleasant space for outdoor dining or relaxation, while a timber shed offers useful storage. A gated access on the right-hand boundary allows entry from the front.

#### Off-street parking

To the front of the property is a shingled driveway providing off-road parking for approximately two vehicles. The driveway leads directly to the main entrance door, with a further door giving access to the adjoining outhouse.

#### Viewings

By appointment with the agents.

#### Special Notes

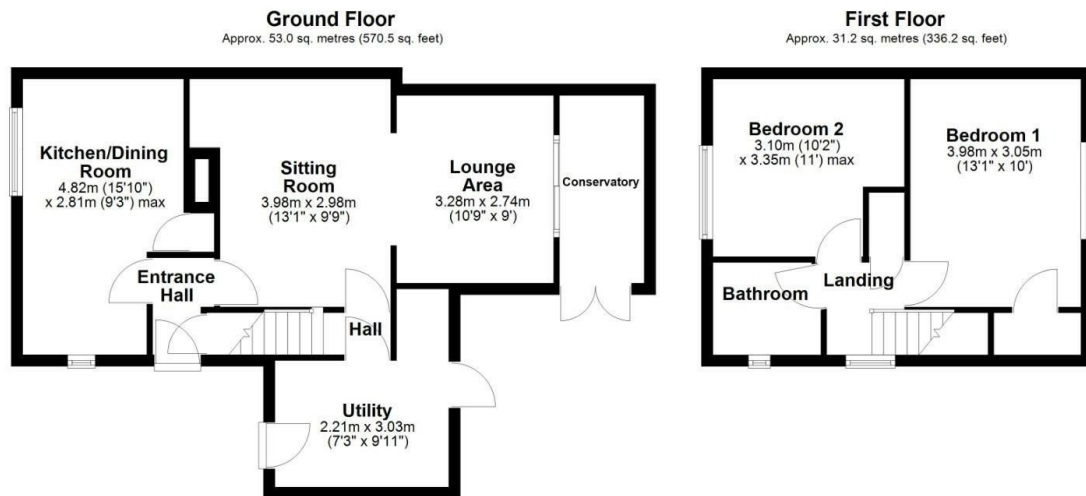
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 84.2 sq. metres (906.7 sq. feet)

## Viewings

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

