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— ESTATE AGENTS —



## 11 Strawberry Fields, Haverhill, CB9 9DR

£365,000

- Beautifully extended four-bedroom home
- Sought-after Strawberry Fields location
- Spacious sitting room and family room
- Stylish kitchen/diner filled with light
- Two bedrooms with en-suite
- Private rear garden
- Versatile home office and garage
- Off-road parking for multiple vehicles
- Perfect for modern family living

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## 11 Strawberry Fields, Haverhill CB9 9DR

Situated on the sought-after Strawberry Fields development on the Cambridge side of town, this beautifully extended four-bedroom home offers an exceptional blend of style, space, and practicality. Perfectly designed for modern family living, the ground floor boasts a spacious sitting room, a stunning family room with a vaulted ceiling and bi-fold doors leading to the garden, and a versatile home office. The contemporary kitchen/dining room is well-equipped and filled with natural light, making it a delightful space for cooking and entertaining. Upstairs, the property features four well-proportioned bedrooms, with two enjoying their own en-suite facilities. A sleek family bathroom serves the remaining bedrooms. The master bedroom, with its generous proportions and stylish en-suite, provides a tranquil retreat. Outside, the private rear garden is ideal for relaxing or entertaining, featuring a paved patio and a lawned area enclosed by a high brick wall for added privacy. A tarmac driveway to the front offers off-road parking for multiple vehicles.



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 and practical, the entrance hall features a storage cupboard, stylish Karndean flooring, stairs leading to the first floor, and access to the rest of the property.

#### WC

A convenient cloakroom fitted with a modern two-piece suite, including a pedestal wash hand basin with a mixer tap, low-level WC, and a heated towel rail. The tiled splashback adds a sleek finish.

#### Kitchen/Dining Room 4.96m (16'3") x 2.66m (8'9")

A beautifully designed kitchen/diner featuring a range of matching base and eye-level units with oak worktops. This well-equipped space includes a 1.5 bowl ceramic sink with a mixer tap, integrated fridge/freezer, dishwasher, washing machine, a double eye-level electric fan-assisted oven, and a built-in five-ring gas hob with an extractor above. Dual aspect windows to the side and front fill the room with natural light, and the Karndean flooring complements

the contemporary design. Open-plan layout, with access to:

#### Sitting Room 4.60m (15'1") x 3.59m (11'9")

A bright and spacious sitting room with a rear-facing window, radiator, and Karndean flooring, providing a cosy yet modern feel, perfect for relaxing or entertaining.

#### Family Room 4.53m (14'10") x 2.66m (8'9")

The ideal space for family gatherings or a play area, this room features a skylight, bi-fold doors opening onto the rear garden, a radiator, and Karndean flooring—perfect for letting the outdoors in on a sunny day.

#### Office 2.66m (8'9") x 2.14m (7')

A versatile home office space with a rear-facing window, radiator, and Karndean flooring. Conveniently connected to:

#### Garage

Fitted with power and lighting, the garage has been partially converted to create the adjoining office. Although partitioned, it offers additional storage space but is not currently suitable for vehicle use.

### First Floor

#### Landing

A spacious landing area with a double storage cupboard and access to all first-floor rooms.

#### Bedroom 1 4.63m (15'2") x 2.79m (9'2")

A generous master bedroom featuring two windows overlooking the rear of the property, a radiator, and access to:

#### En-suite

Stylish and practical, including a vanity wash hand basin with a mixer tap, double shower enclosure with a power shower and glass screen, tiled splashbacks, and a heated towel rail.

#### Bedroom 2 2.59m (8'6") x 2.45m (8'1")

A well-proportioned second bedroom with a front-facing window, radiator, and access to:

#### En-suite

This en-suite features a pedestal wash hand basin with a mixer tap, a tiled shower enclosure with a power shower and folding glass screen, and a low-level WC. Tiled flooring and a heated towel rail add to the sense of comfort.

Bedroom 3 3.86m (12'8") x 2.47m (8'1")

A bright and airy double bedroom with a front-facing window and radiator.

Bedroom 4 3.08m (10'1") x 2.36m (7'9")

A good-sized fourth bedroom with a rear-facing window and radiator, ideal for a guest room or additional office space.

#### Bathroom

A contemporary family bathroom featuring a panelled bath, pedestal wash hand basin, low-level WC, and tiled splashbacks. A front-facing window and radiator complete the space.

#### Outside

The rear garden is a delightful space for relaxing or entertaining, featuring a paved patio extending along one boundary, offering a lovely seating area. The main garden is laid to lawn and enclosed by a high brick wall for added privacy. A timber fence separates the garden from the neighbouring property.

The front garden is also laid to lawn, providing a neat and tidy appearance.

#### Driveway

A tarmac driveway offers convenient off-road parking for multiple vehicles.

#### Viewings

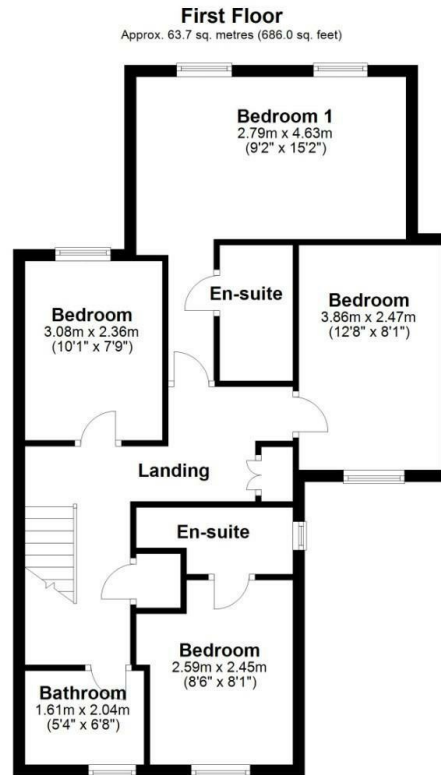
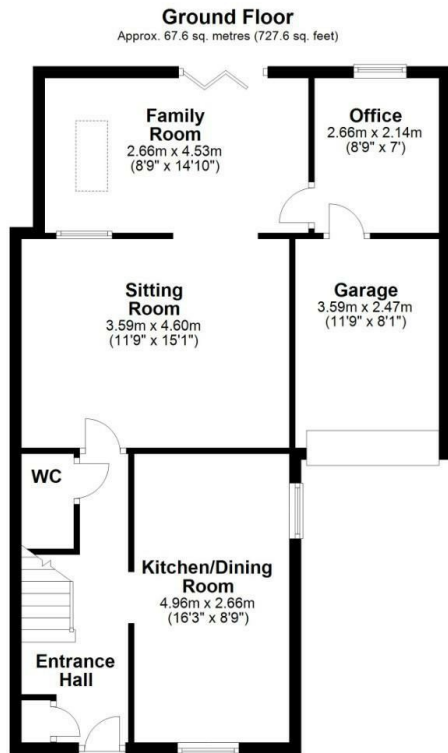
By appointment with the agents.

#### 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. 131.3 sq. metres (1413.6 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC