



JAMIE WARNER  
— ESTATE AGENTS —



## 56 Vetch Walk, Haverhill, Suffolk, CB9 7YE

£245,000

- Spacious kitchen/dining room layout
- Low-maintenance garden with decking
- UPVC double glazing throughout
- Modernised downstairs WC and bathroom
- Overlooks a pleasant green space
- Gas central heating
- Three bright, well-sized bedrooms
- Convenient for Cambridge and A11
- Well-presented home throughout.

## 56 Vetch Walk, Haverhill CB9 7YE

Located on the sought-after Chimswell development, this well-presented home offers spacious accommodation and overlooks a charming green. Perfectly positioned for commuters, the property provides convenient access to the A1307, making journeys to Cambridge and the A11 effortless. Key highlights include a generous kitchen/dining room, ideal for families or entertaining, a modernised downstairs WC, and an updated bathroom suite. With UPVC double glazing, gas central heating, and a low-maintenance garden featuring decking and artificial lawn, this house is designed for both comfort and convenience.



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

Step into this welcoming entrance hall featuring wooden flooring, a radiator, and stairs leading to the first floor. A doorway provides access to:

#### WC

Conveniently located on the ground floor, this cloakroom is fitted with a stylish

two-piece suite, including a vanity wash hand basin with mixer tap and tiled splashback, as well as a low-level WC. The room also features a window to the front, tiled flooring, and a wall-mounted gas combination boiler.

#### Kitchen/Dining Room (4.83m x 4.37m max)

An ideal space for families or entertaining, this generously sized kitchen/dining room is fitted with matching base and eye-level units, complemented by worktop space, a stainless steel sink with single drainer and mixer tap, and plumbing for a washing machine and dishwasher. The kitchen also boasts a fitted electric fan-assisted oven, a built-in four-ring gas hob with extractor hood, a radiator, and wooden flooring. Natural light streams in through a window to the front, while an archway opens up to the sitting room.

#### Sitting Room (5.38m x 3.05m)

This spacious and light-filled sitting room offers the perfect place to relax, featuring a window to the rear, a radiator, and French doors leading out to the garden.

### First Floor

#### Landing

The first floor landing offers a built-in airing cupboard, an additional storage cupboard, and loft access. Doors lead to all upstairs rooms.

#### Bedroom 1 (3.45m x 3.36m)

This comfortable double bedroom includes a window to the front, a radiator, and two built-in double wardrobes, offering plenty of storage space.

#### Bedroom 2 (3.85m x 2.67m)

A bright and airy second bedroom with a window overlooking the rear garden and a radiator.

#### Bedroom 3 (2.66m x 2.26m)

Perfect as a guest room or home office, this third bedroom also enjoys a rear-facing window and radiator.

#### Bathroom

The family bathroom is modern yet practical, featuring a three-piece suite comprising a panelled bath with an independent power shower and glass screen, a vanity wash hand basin with mixer tap, and a low-level WC. Full-height tiling, a heated towel rail, a window to the front, and tiled flooring complete this stylish space.

#### Outside

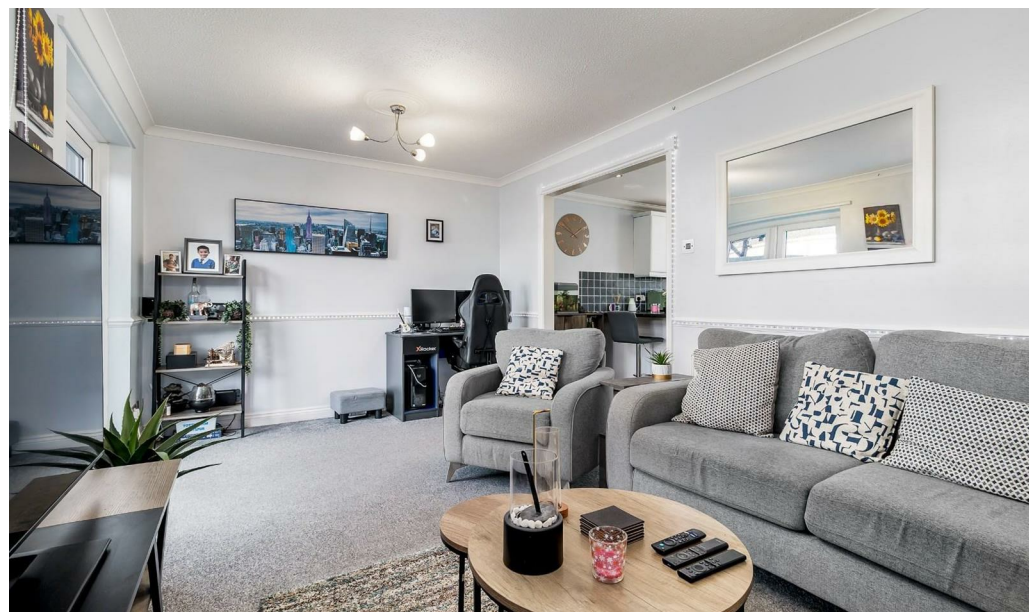
The garden is designed for low-maintenance enjoyment. A timber decking area immediately outside the house provides a delightful space for seating and entertaining. Steps lead down to an artificial lawn, ideal for year-round use. A pathway runs through the garden to a paved area with a brick-built shed and access to a residents' pathway via a rear gate.

#### Viewings

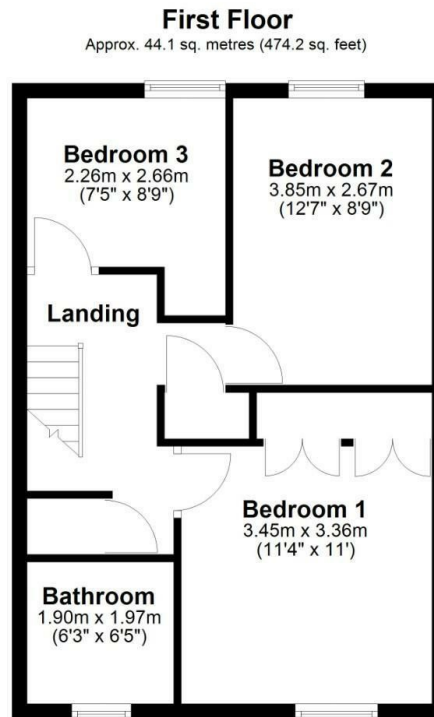
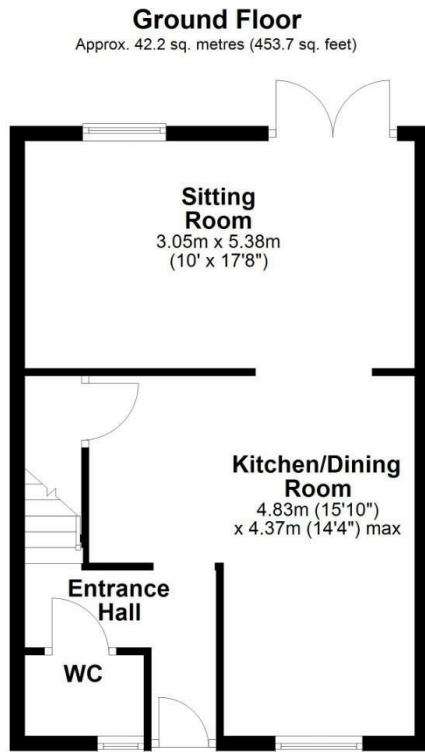
By appointment with the agents.

#### Special Notes

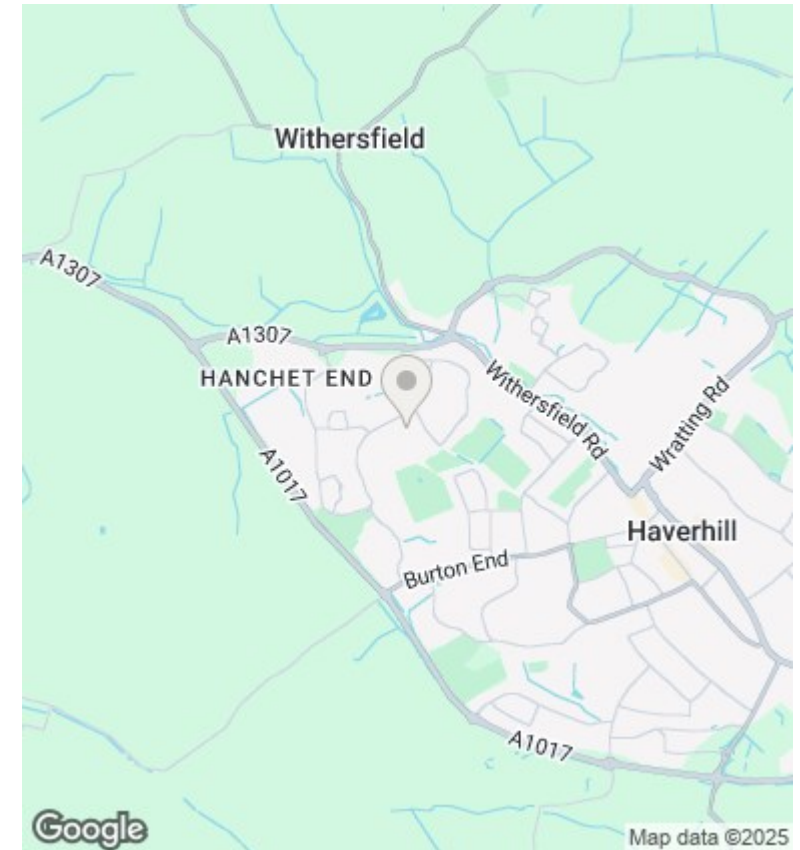
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 86.2 sq. metres (927.9 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	