



JAMIE WARNER  
— ESTATE AGENTS —



## 64 Duddery Hill, Haverhill, CB9 8DR

£285,000

- Three-bedroom semi-detached home
- Inviting sitting room with media wall
- No onward chain
- Desirable non-estate location
- Over 60 ft long rear garden
- Useful outbuildings
- Stunning Open-plan kitchen and dining
- Front garden with parking potential
- Comfort, style, and practicality

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## 64 Duddery Hill, Haverhill CB9 8DR

This beautifully enhanced three-bedroom semi-detached family home, located in a highly desirable non-estate area, is a rare find. It boasts an impressive open-plan kitchen and dining room for everyday meals and family gatherings, alongside an inviting sitting room with a feature media wall for relaxing or entertaining. The standout rear garden, over 60 feet long, offers ample space for for a growing family. The front garden has potential for off-road parking, adding convenience. With no onward chain, this property ensures a smooth purchase process for buyers. A perfect blend of comfort, style, and practicality, ideal for families seeking a sought-after location.



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.

### Sitting Room

17'9" x 12'0"

A spacious sitting room with a window at the rear offering a garden view, featuring a TV/media wall, an understairs storage cupboard, a radiator, and wooden flooring, with stairs leading to the first floor.

### Kitchen/Dining Room

17'9" x 13'2"

A stunning open-plan, double-aspect room perfect for dining and entertaining. It features a cohesive range of base and eye-level units with ample worktop space. The room includes a 1.5 bowl butler-style sink with a single drainer and swan neck mixer tap, plumbing for a washing machine, and space for an American fridge/freezer and range oven. Additionally, there's a fitted eye-level electric fan-assisted oven. With a bay window at the front, a window at the rear, a radiator, and tiled flooring, this space combines elegance and functionality.

### Rear Lobby

A covered passageway with doors at both ends: one opens to the rear garden, and the other leads to the front garden.

### WC

Equipped with a low-level WC and an inset sink unit featuring a mixer tap, with a window to the side.

### Utility

5'4" x 3'0"

Plumbing available for a washing machine, with dedicated space for a tumble dryer.

### Store

Currently used as a salon by the owner, the space features a front-facing window and wooden flooring.

### Landing

Window to front, access to all first floor rooms

### Bedroom 1

11'0" x 13'3"

The main bedroom is a spacious double room, featuring a rear-facing window that offers a delightful view of the garden, along with a radiator for comfort.

### Bedroom 2

9'10" x 12'0"

Similar to the main bedroom, the second bedroom is a spacious double room featuring a window at the rear that overlooks the garden. It includes fitted double wardrobes with mirrored sliding doors and a radiator.

### Bedroom 3

7'8" x 8'8"

Window at the front, radiator, and a door leading to the storage cupboard.

### Bathroom

Equipped with a three-piece suite, this includes a pedestal washbasin, a tiled shower area with a fitted shower and glass screen, and a low-level WC. It also features a front window and a radiator.

### Outside

The property boasts a spacious rear garden that extends beyond ....., offering an excellent area for a growing family. The garden is laid with lawn and enclosed by timber fencing. The front garden primarily features a well-maintained lawn, complemented by a variety of mature shrubs and hedges. A pathway leads to the main entrance door, with another path extending to the side access door. Neighboring properties have established off-road parking in their front areas, and this property enjoys the same space, making it suitable for similar use (subject to permissions).

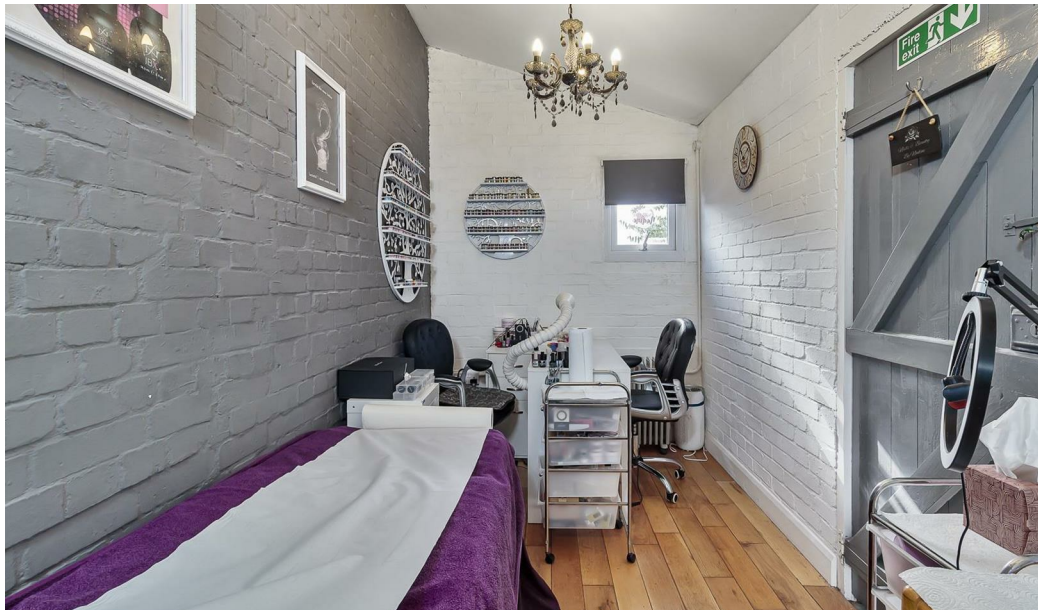
### Viewings

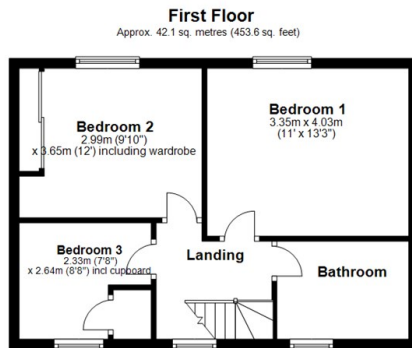
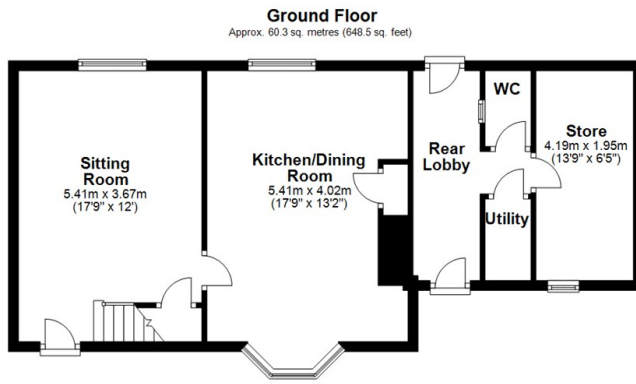
By appointment with the agents.

### Special Notes

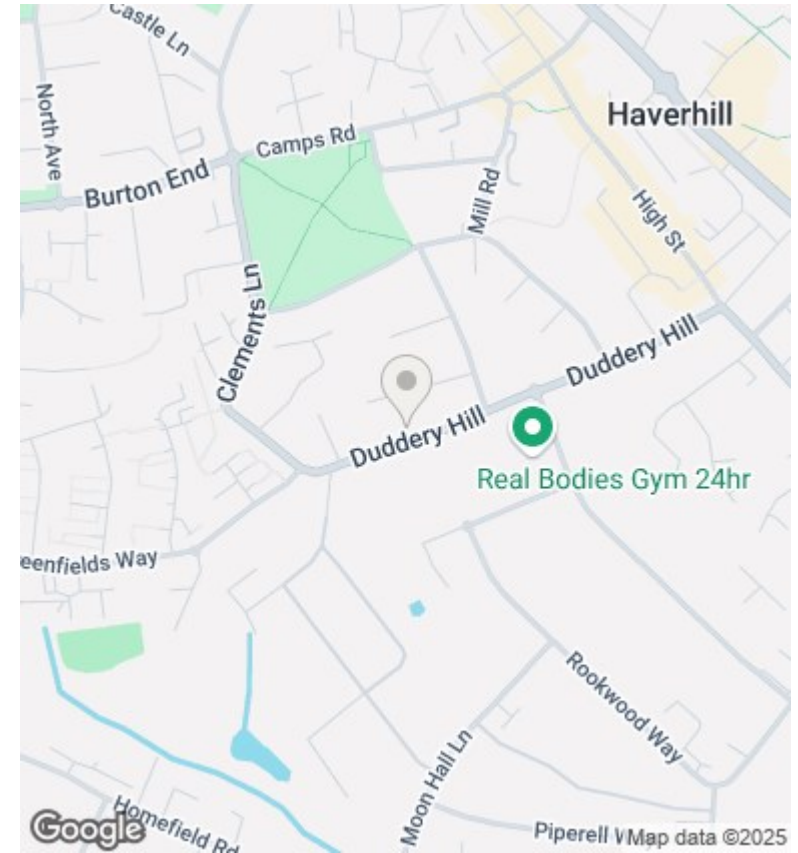
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 102.4 sq. metres (1102.1 sq. feet)



## 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)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	