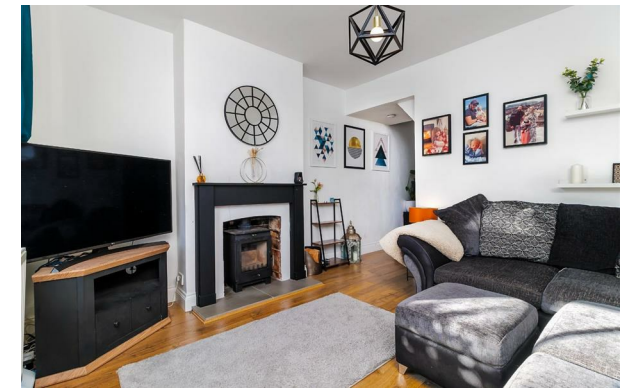




JAMIE WARNER
— ESTATE AGENTS —



38 Crowland Road, Haverhill, CB9 9LF

£220,000

- Three-bedroom Victorian property
- Cosy sitting room with burner
- Close to town centre
- Gas heating & double glazing
- Blend of period and modern
- Fitted kitchen and modern bathroom
- No onward chain
- Two spacious reception rooms
- Over 70ft rear garden
- Full of character and charm

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This charming three-bedroom Victorian property offers a delightful blend of period features and modern comforts. Boasting two reception rooms and a cosy sitting room complete with a cast iron wood burner, this home provides ample space for relaxing and entertaining. The fitted kitchen and recently updated bathroom suite bring a modern feel, while the rear garden, stretching over 70ft, is perfect for outdoor enjoyment. Ideally situated within walking distance of the town centre, local amenities, and a nearby superstore, this property offers both character and convenience. With the added benefit of no onward chain, it presents an excellent opportunity for buyers seeking a well-located and charming home.



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

11'1" x 12'0"

The sitting room is a spacious and welcoming space, featuring a large front-facing window, a charming fireplace with a cast wood burner, a timber mantle, a radiator, and elegant wooden flooring.

Dining Room

11'0" x 12'0"

The dining room features a rear-facing window, a fireplace with a gas back boiler that powers the heating system and provides domestic hot water, a radiator, and wooden flooring. A doorway leads to the staircase ascending to the first floor. Positioned adjacent to the kitchen, the room presents an excellent opportunity for modification, potentially creating an open-plan space ideal for entertaining (subject to necessary permissions).

Kitchen

9'3" x 6'4"

Equipped with a coordinated selection of base and eye-level units, the kitchen features sleek round-edged worktops, a sink unit with a single drainer, and a mixer tap. It includes plumbing for a washing machine and dedicated space for a fridge, freezer, and cooker. A side-facing window allows natural light to fill the space. A doorway leads to a rear hall, providing access to both the bathroom and the rear garden.

Bathroom

The recently renovated bathroom features a stylish three-piece suite, including a panelled bath with a mixer tap, a pedestal wash hand basin, and a low-level WC. It is complemented by tiled splashbacks, a window at the rear for natural light, and a radiator for added comfort.

Landing

Bedroom 1

11'0" x 12'0"

A spacious double bedroom featuring a rear-facing window offering lovely views of the garden, complemented by a radiator for added comfort. A door opens to the bedroom 3.

Bedroom 3

9'3" x 6'4"

The third bedroom is a generously sized single room featuring a rear-facing window, a stylish panelled accent wall, and a fitted radiator.

Bedroom 2

11'1" x 12'0"

The second bedroom is a spacious double room featuring a front-facing window, a radiator, and a convenient storage cupboard.

Outside

The property boasts an expansive rear garden extending over 70 feet (subject to survey). A concrete pathway leads from the house to steps that provide access to the main garden. A paved patio offers an ideal spot for relaxation and outdoor entertaining, while the rest of the garden is laid to lawn and bordered by timber fencing for privacy. There is a convenient access path for residents along the rear of the property, thoughtfully designed with secure gates at both ends to provide added peace of mind.

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.





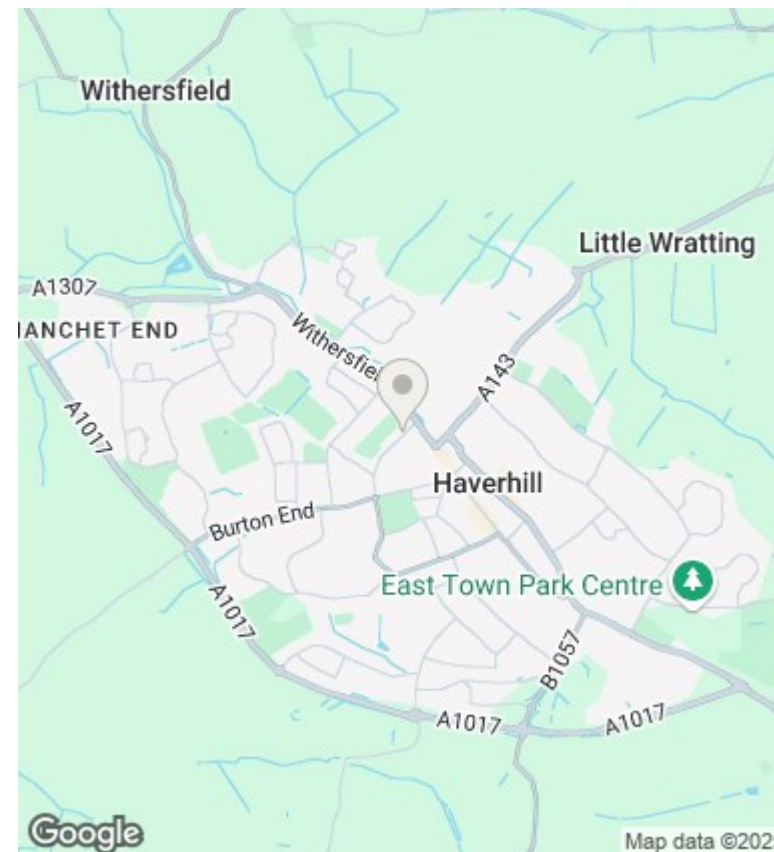
Ground Floor
Approx. 38.8 sq. metres (417.8 sq. feet)



First Floor
Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 72.9 sq. metres (784.2 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)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	