



JAMIE WARNER  
— ESTATE AGENTS —



## 10 Ruffles Road, Haverhill, CB9 0JX

Guide Price £280,000

- Central town location
- Open-plan sitting/dining room
- Modern bathroom suite
- Three bedrooms
- Oak Karndean flooring
- Enclosed rear garden
- Stylish fitted kitchen
- Ground floor WC
- Garage & driveway parking

# 10 Ruffles Road, Haverhill CB9 0JX

STYLISH THREE BEDROOM HOME WITH GARAGE & DRIVEWAY

NO ONWARD CHAIN - Situated in a central and convenient location close to town centre amenities, this attractive three-bedroom home offers stylish interiors and a practical layout. The property features oak Karndean flooring to the ground floor, a bright sitting/dining room opening onto the rear garden, and a modern kitchen with herringbone tiled splashbacks and contemporary finishes. Upstairs, three bedrooms are served by a well-appointed bathroom, while outside there is an enclosed, generous rear garden, garage, and driveway parking. The home also benefits from double glazing and gas radiator heating.



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

A welcoming entrance featuring oak Karndean flooring and a side radiator. The space is enhanced by a striking panelled mirror wall which adds both depth and style. Stairs rise to the first floor, fitted with feature skirting LED lighting, while a door leads through to the sitting/dining room beyond.

#### WC

Window to front aspect. Stylishly fitted with a two-piece suite comprising vanity wash hand basin with mixer tap and low-level WC. Finished with half-height panelling, radiator, and oak Karndean flooring.

#### Sitting/Dining Room 4.47m (14'8") x 4.39m (14'5")

A bright and inviting open-plan living and dining space, ideal for modern family life. The room enjoys excellent natural light from a rear window and wide patio doors opening directly onto the garden terrace. The oak Karndean flooring flows throughout, complemented

by twin radiators and a neutral décor that creates a warm backdrop for both relaxation and entertaining. A defined dining area sits neatly by the rear window, while the sitting area provides comfortable space for sofas and media. The room connects seamlessly with the kitchen, enhancing its sociable layout.

#### Kitchen 2.87m (9'5") x 2.32m (7'7")

A stylish and well-appointed kitchen, fitted with an extensive range of matching base and eye-level units with brass fittings and marble-effect worktops. Features include a 1½ bowl sink with drainer and mixer tap beneath the front-facing window, plumbing for washing machine and dishwasher, integrated eye-level electric double oven, and a built-in four-ring gas hob with extractor hood above. The design is finished with herringbone tiled splashbacks, oak Karndean flooring, and a contemporary yet timeless feel.

### First Floor

#### Landing

Providing access to all bedrooms and bathroom.

#### Bedroom 1 3.71m (12'2") x 2.50m (8'2")

A generous main bedroom enjoying excellent natural light from two front-facing windows. Includes radiator and two built-in double wardrobes.

#### Bedroom 2 2.96m (9'8") x 2.00m (6'7")

A comfortable bedroom with a rear aspect window and radiator. Versatile in use, ideal as a double bedroom or home office.

#### Bedroom 3 2.34m (7'8") x 1.99m (6'7")

Window to the rear, radiator, and half-height panelling adding character and charm.

#### Bathroom

Fitted with a modern three-piece suite comprising panelled bath with mixer tap and power shower over, pedestal wash hand basin, and low-level WC. Finished with tiled splashbacks, radiator, and a side-facing window.

### Outside

To the rear, the garden offers both space and versatility, arranged over two levels. A paved terrace directly from the sitting/dining room provides the perfect spot for outdoor seating and entertaining, leading onto a lawn enclosed by fencing for privacy. The garden enjoys

good proportions and is well suited to family living. A side access gate connects the rear garden to the front of the property and driveway.

To the front, the property is approached via a picket fence with a small garden area.

#### Garage & Driveway

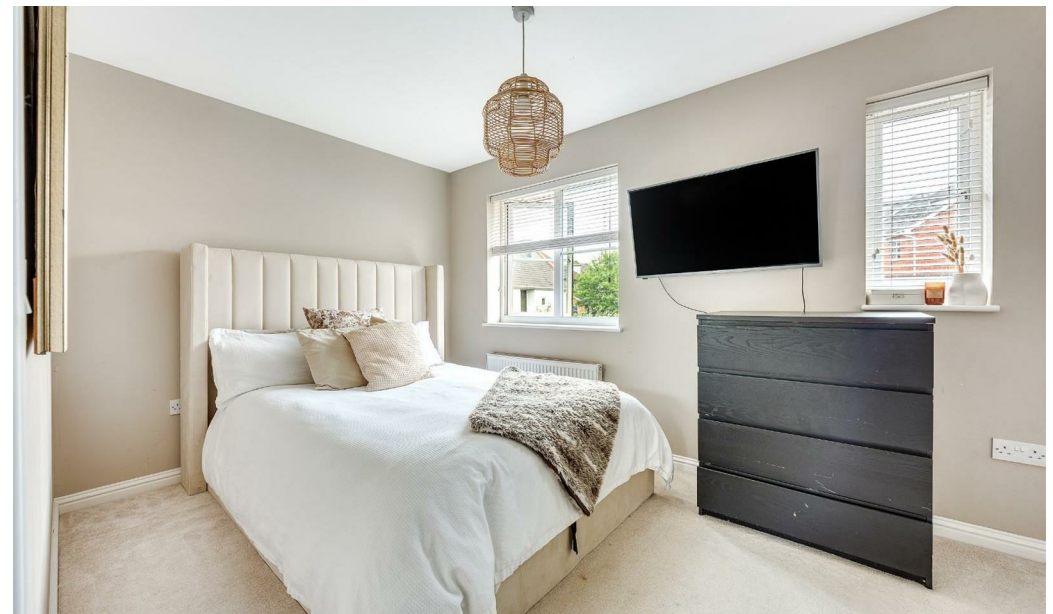
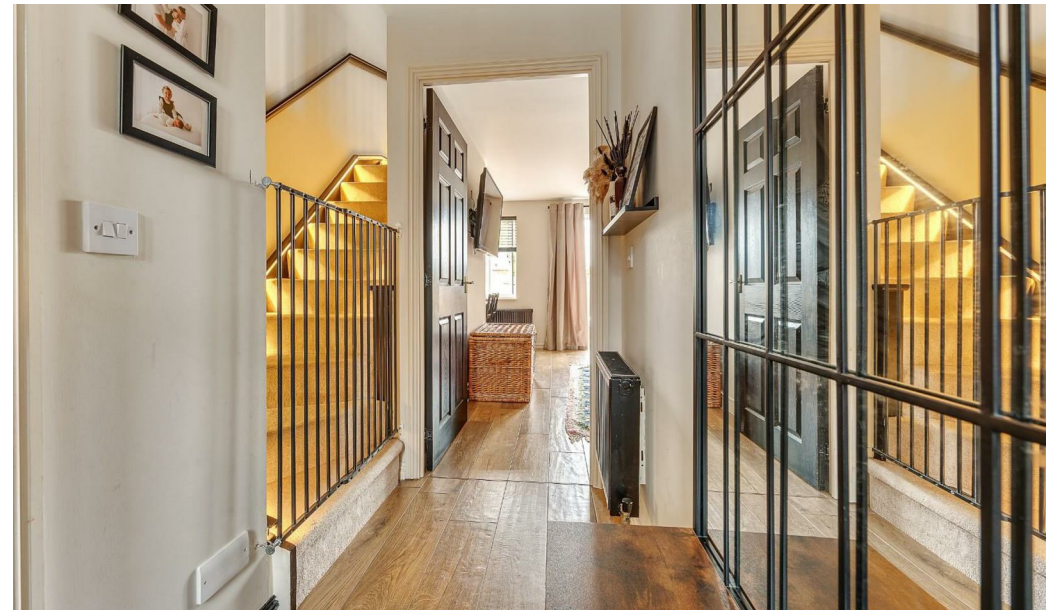
A single attached garage with up-and-over door, with power and light connected. A driveway leads to the garage, providing off-road parking.

#### Viewings

By appointment with the agents.

#### Special Notes

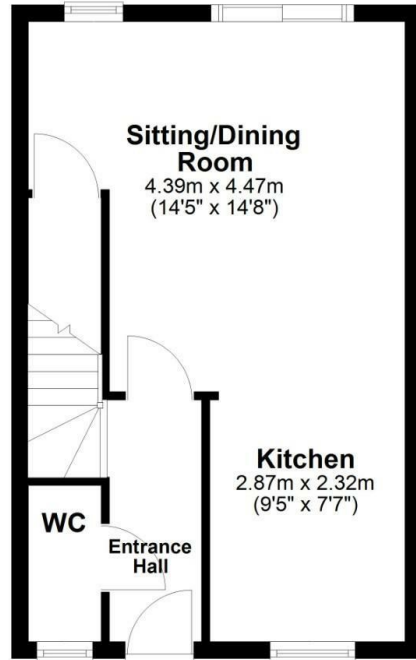
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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





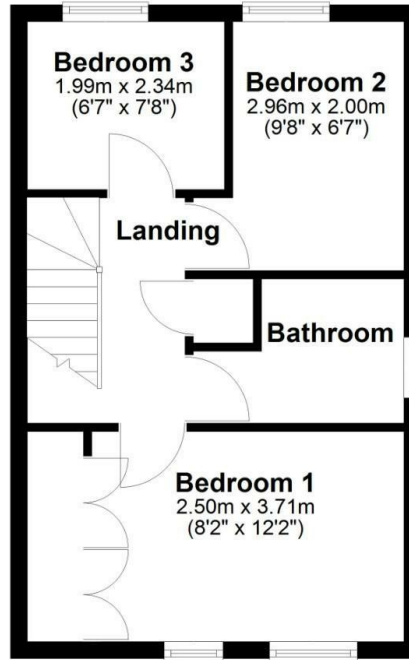
### Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)

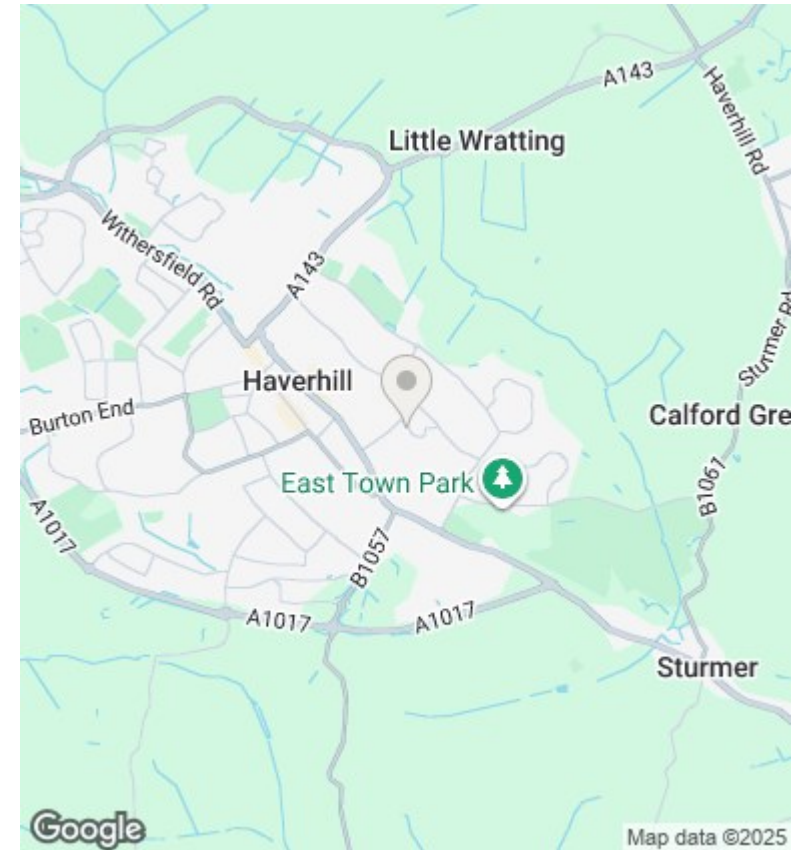


### First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 66.6 sq. metres (716.8 sq. feet)



### Viewings

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

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