



JAMIE WARNER  
— ESTATE AGENTS —



## 29 Castle Lane, Haverhill, CB9 9NG

£360,000

- Four spacious, well-proportioned bedrooms
- Bathroom with double shower enclosure
- Driveway parking for multiple vehicles
- Modernised kitchen with garden access
- Over 80ft private rear garden
- Immaculate condition throughout
- Large, light-filled sitting room
- Garage with power and lighting
- Sought-after non-estate location

## 29 Castle Lane, Haverhill CB9 9NG

This beautifully modernised property blends contemporary touches with practical features, making it an ideal family home or investment. Don't miss the opportunity to view this stunning home!

Nestled in a sought-after non-estate location, this immaculately presented and fully modernised home is perfect for families or those seeking a spacious and stylish property. Set on a generously sized plot, the home boasts a rear garden extending over 80ft, complete with a large patio, lawn, and ample privacy. The expansive frontage offers off-road parking for multiple vehicles, including a long driveway leading to a single garage with power and lighting.

Inside, the property is equally impressive, featuring a welcoming entrance hall, a modernised kitchen/dining room with sleek fittings and double doors opening to the garden, and a light-filled sitting room perfect for relaxing or entertaining. Upstairs, there are four well-proportioned bedrooms and a high-spec family bathroom with a double shower enclosure.

With contemporary finishes throughout, plenty of space, and a prime location, this property is a must-see for those looking to move straight into their dream home. Don't miss the chance to view this stunning home!



Council Tax Band: D



## 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.

### Entrance Hall

A welcoming entrance hall featuring a radiator, stylish Karndean flooring, stairs to the first floor, and a convenient storage cupboard.

### Kitchen/Dining Room

5.79m (19') x 2.94m (9'8") max

This beautifully modernised kitchen and dining area is fitted with a range of sleek base and eye-level units, complemented by a tiled worktop. It features a 1.5 bowl stainless steel sink with single drainer and mixer tap, plumbing for a washing machine, and space for a fridge/freezer. The kitchen also boasts a built-in eye-level electric fan-assisted oven, a four-ring hob with an extractor hood above, and a window to the side. Radiator and Karndean flooring complete the space. Double doors lead to the garden, and there's an additional door to:

### WC

Tastefully updated with a two-piece suite comprising a vanity wash hand basin with mixer tap and full-height tiling, a low-level WC, and a heated towel rail.

### Sitting Room

5.79m (19') x 3.65m (12')

A spacious and light-filled sitting room, featuring windows to the side and front, as well as two radiators. This is the perfect space to relax or entertain.

## First Floor

### Landing

With a window to the rear, loft access, and doors leading to all bedrooms and the bathroom.

### Bedroom 1

3.65m (12') x 3.17m (10'5")

A generous double bedroom with a window to the side and a radiator.

### Bedroom 2

3.17m (10'5") x 2.94m (9'8")

Another well-proportioned double bedroom, featuring a window to the side and a radiator.

### Bedroom 3

2.94m (9'8") x 2.57m (8'5")

This charming bedroom includes a window to the side, a radiator, and a built-in double wardrobe for added storage.

### Bedroom 4

2.77m (9'1") x 2.52m (8'3")

A comfortable bedroom with a window to the front and a radiator, ideal for a home office or guest bedroom.

### Bathroom

The modernised bathroom has been finished to a high standard, featuring a three-piece suite. It includes a double shower enclosure with a fitted power shower, a low-level WC, and a heated towel rail. Tiled splashbacks and a window to the front complete this stylish space.

### Outside

The rear garden is an impressive feature of this property, measuring over 80ft in length. A large paved patio provides a perfect area for relaxation or entertaining, with a gate offering access to the front. There is also a personal door to the single garage and a spacious timber shed situated behind it. The main area of the garden is laid to lawn and enclosed by timber fencing, creating a peaceful and private outdoor space.

The property itself enjoys a deep frontage, extending beyond 30ft, and offers ample off-road parking.

### Garage & Drive

A long concrete driveway leads to the garage and provides off-road parking for at least four vehicles. Additionally, a shingled drive at the front of the house offers parking for three more cars. The single garage is equipped with an up-and-over door, as well as power and lighting, making it a practical and versatile space.

This beautifully modernised property blends contemporary touches with practical features, making it an ideal family home or investment. Don't miss the opportunity to view this stunning home!

### Viewings

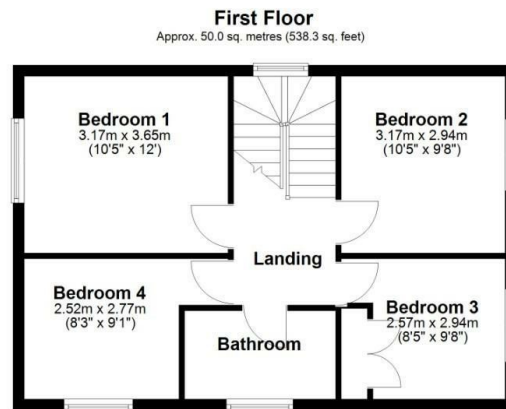
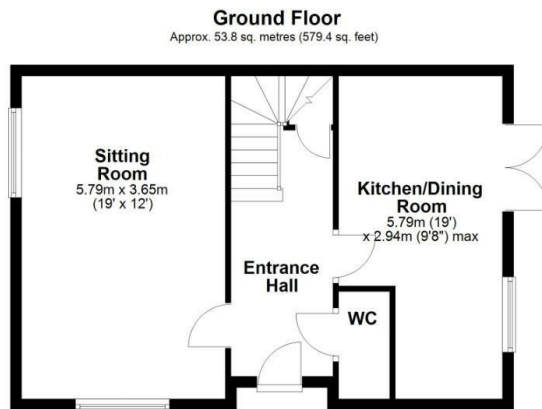
By appointment with the agents.

### Special Notes

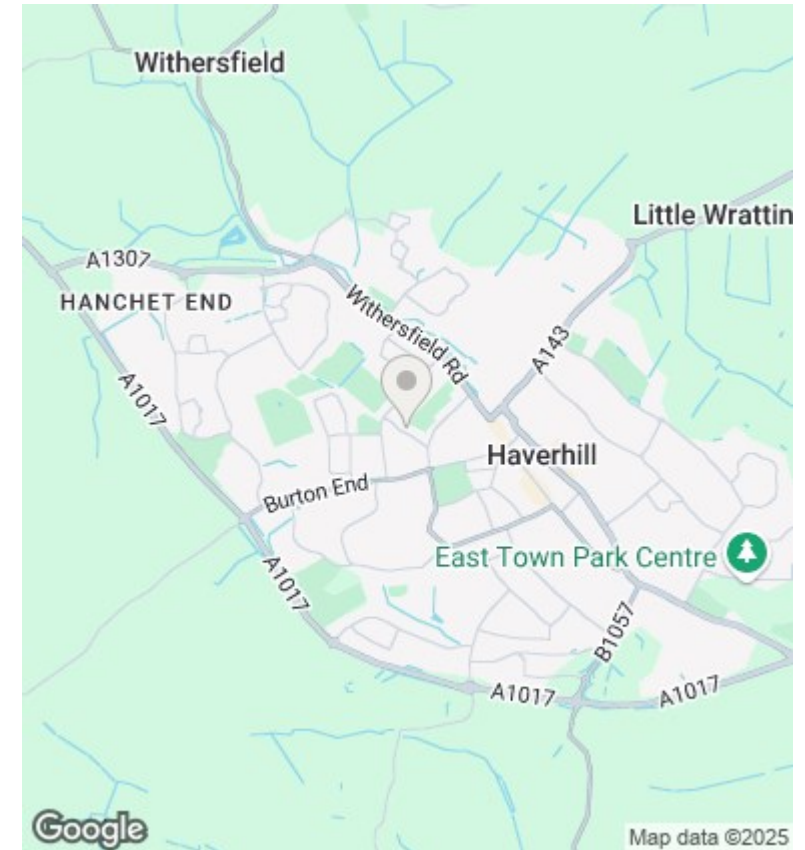
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 103.8 sq. metres (1117.7 sq. feet)



## Viewings

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

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