



# JAMIE WARNER

— ESTATE AGENTS —



## 15 Duddery Hill, Haverhill, CB9 8DS

Guide Price £300,000

- Three/four Bedrooms
- En-suite and walk-in wardrobe
- Practical outbuilding
- Highly sought-after location
- Inviting eat-in kitchen
- Double garage/workshop
- Magnificent main bedroom
- Generous rear garden
- Spacious family home

## 15 Duddery Hill, Haverhill CB9 8DS

This beautifully spacious and extensively extended three-bedroom family home is nestled within a highly sought-after non-estate locality. The property boasts a rear extension, creating a generous sitting room on the ground floor, while the first floor features a magnificent master bedroom with an en-suite and a walk-in wardrobe. Additionally, a front extension has transformed the kitchen into an inviting eat-in space. Outside, you'll find a generous rear garden, a practical outbuilding, and a double garage/workshop.



Council Tax Band: B



## Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

## Entrance Hall

Featuring tiled flooring, entrance door, and stairs leading to the first floor.

## WC

The WC features a window providing natural light. It is equipped with a two-piece suite, including a wall-mounted washbasin with tiled splashbacks and a low-level WC. The WC also includes a radiator and tiled flooring.

## Sitting Room

15'0" x 12'4"

A light-filled sitting room with a side window, radiator, and seamless connection to the dining area.

## Dining Area

6'5" x 11'8"

Dining area featuring a radiator and a patio door leading to a generous rear garden.

## Kitchen/Dining Room

11'5" x 13'1"

Kitchen/Dining: This well-equipped space features a matching range of worktops, a sink unit with a single drainer and mixer tap, plumbing for a washing machine and dishwasher, space for a fridge/freezer and cooker. It boasts a window to the front, a radiator, tiled flooring, and a wall-mounted gas boiler that serves the heating system and provides hot water.

## Bedroom 4

11'8" x 9'10"

Spacious bedroom featuring garden views, radiator, and wooden flooring.

## Landing

Front-facing window provides ample natural light and grants easy access to the entire first room.

## Bedroom 1

11'9" x 12'4"

Bedroom 1 features a side window, radiator, wooden flooring, en suite access, and a walk-in wardrobe.

## En-suite

Fitted with a three-piece suite including a pedestal wash hand basin, tiled shower enclosure with fitted shower over, and low-level wc. Features full-height mosaic tiling on all walls, a heated towel rail, rear window, and wooden flooring.

## Walk-in Wardrobe

Walk-in wardrobe with rear window, fitted hang rails, and shelving.

## Bedroom 2

11'9" x 9'10"

A delightful double bedroom with a lovely garden view through the rear window. It also features a radiator.

## Bedroom 3

9'0" x 8'8"

Generously sized bedroom with a window to the side and a radiator.

## Bathroom

The bathroom features a three-piece suite, including a bath with an independent shower and mixer tap, a pedestal wash hand basin with mixer tap, and a low-level wc. The walls are fully tiled, and there is a window to the front. The flooring is also tiled.

## Covered Passageway

The covered passageway can be accessed through a roller door. It is paved and features a door that leads to the workshop, as well as another door that leads to a storage cupboard. At the end of the passageway, there is an opening to the rear garden, which then leads to the double garage/workshop.

### Outside

The generously sized rear garden is laid to lawn and enclosed by timber fencing. Adjacent to the house, there is a timber decking area that requires repair. Accessible through the passage, is a small workshop measuring 10'6" x 9'6" (3.20m x 2.90m), equipped with power and light. Additionally, a larger workshop/double garage is situated on the left boundary, measuring 19'6" x 11'2" (5.94m x 3.40m). While the roller door access is narrow, it is still possible for a small car to pass through, although modifications may be necessary to remove a step from the kitchen.

### Off-Road Parking

The front of the property is laid with block paving providing off-road parking for two vehicles.

### Viewings

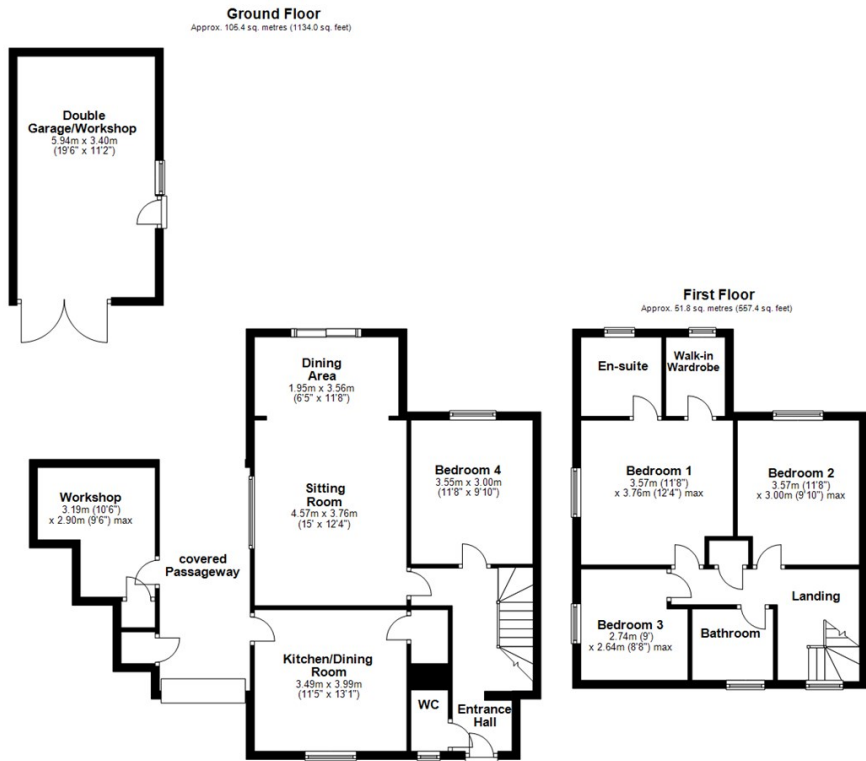
By appointment with the agents.

### Special Notes

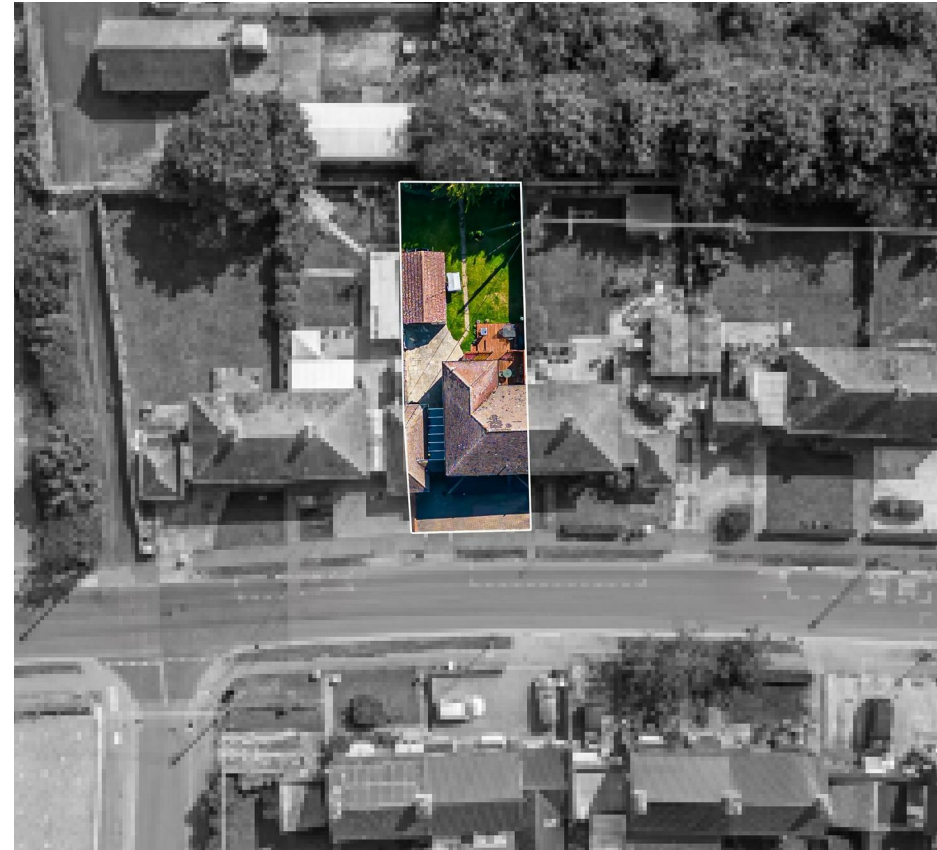
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 157.1 sq



## 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		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	