



22 Rushmere Place, Haverhill, CB9 0HY

£240,000

- Sought-after Lower Chalkstone location
- Generous sitting room with garden access
- Built-in storage and fitted wardrobes
- Three spacious, well-appointed bedrooms
- Low-maintenance, fully enclosed garden
- Double glazing & gas central heating
- Bright kitchen/diner with green views
- Attractive bathroom and ground-floor WC
- Close to local amenities

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A beautifully presented three-bedroom home located on the sought-after Lower Chalkstone development, offering convenient access to the local sports centre, tennis club, and cinema.

The property benefits from pleasant green spaces to the front and side, adding to its appeal.

The ground floor features a welcoming entrance hall, a well-appointed WC, a bright and spacious kitchen/dining room with modern units and views over the green, and a generous sitting room with French doors opening onto a private, low-maintenance rear garden.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a main bedroom with fitted wardrobes and front aspect views, alongside a family bathroom. Additional benefits include built-in storage.

Outside, the rear garden is fully enclosed and designed for easy upkeep, featuring paved areas, a raised decked section, and access to residents' parking. This property offers an excellent opportunity to enjoy comfortable living in a desirable 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.

Entrance Hall

Welcoming entrance hall with a radiator, stairs leading to the first floor, open plan layout, and door to:

WC

Stylishly fitted with a two-piece suite, including a vanity wash hand basin with mixer tap and tiled splashback, along with a low-level WC.

Kitchen/Dining Room

5.08m (16'8") x 2.57m (8'5")

A bright and spacious kitchen/dining area, thoughtfully fitted with a matching range of eye and base level units complemented by round-edged worktops. Features include plumbing for a washing machine and dishwasher, space for a fridge freezer and cooker, with a fitted extractor fan above. The wall-mounted gas boiler is neatly positioned, and a window to the front offers charming views of a pleasant green.

Sitting Room

4.56m (15') x 4.23m (13'10")

A generously sized sitting room featuring a radiator and elegant French doors that open onto the rear garden, creating the perfect space for relaxation or entertaining.

First Floor

Landing

The landing benefits from two built-in cupboards, loft access, and doors leading to all first-floor rooms.

Bedroom 1

4.26m (14') x 2.55m (8'4")

A delightful main bedroom with a window to the front offering views over a lovely green. Includes fitted wardrobes with sliding mirrored doors and a radiator for added comfort.

Bedroom 2

4.23m (13'10") x 2.62m (8'7")

A spacious second bedroom with a window overlooking the rear garden. Radiator included for a cosy atmosphere.

Bedroom 3

3.30m (10'10") x 1.91m (6'3")

A well-proportioned third bedroom, also featuring a window with rear garden views.

Bathroom

The family bathroom is tastefully fitted with a three-piece suite, comprising a panelled bath, a pedestal wash hand basin with mixer tap, and a low-level WC. The walls are fully tiled to a high standard, complemented by a heated towel rail and a window to the front.

Outside

The rear garden is fully enclosed by timber fencing, offering a secure and private outdoor space with a gate providing direct access to the residents' parking area. Designed for low-maintenance living, the garden is attractively paved throughout and includes a raised decked section ideal for outdoor seating. Additional features include a water feature, wall-mounted planters, and a useful storage shed, making this a practical and inviting space to enjoy.

Viewings

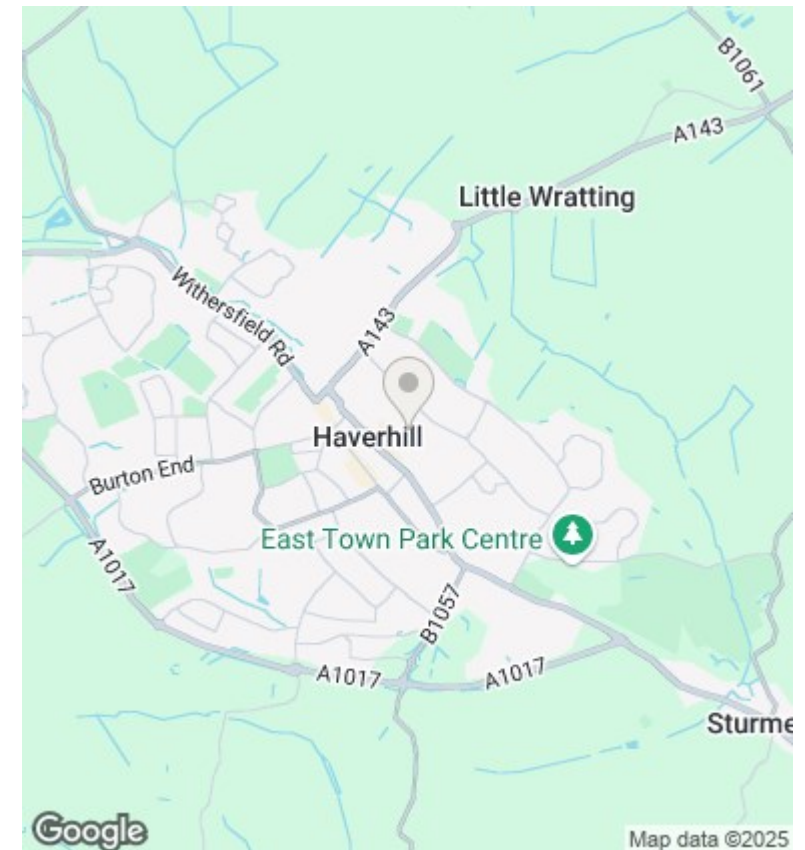
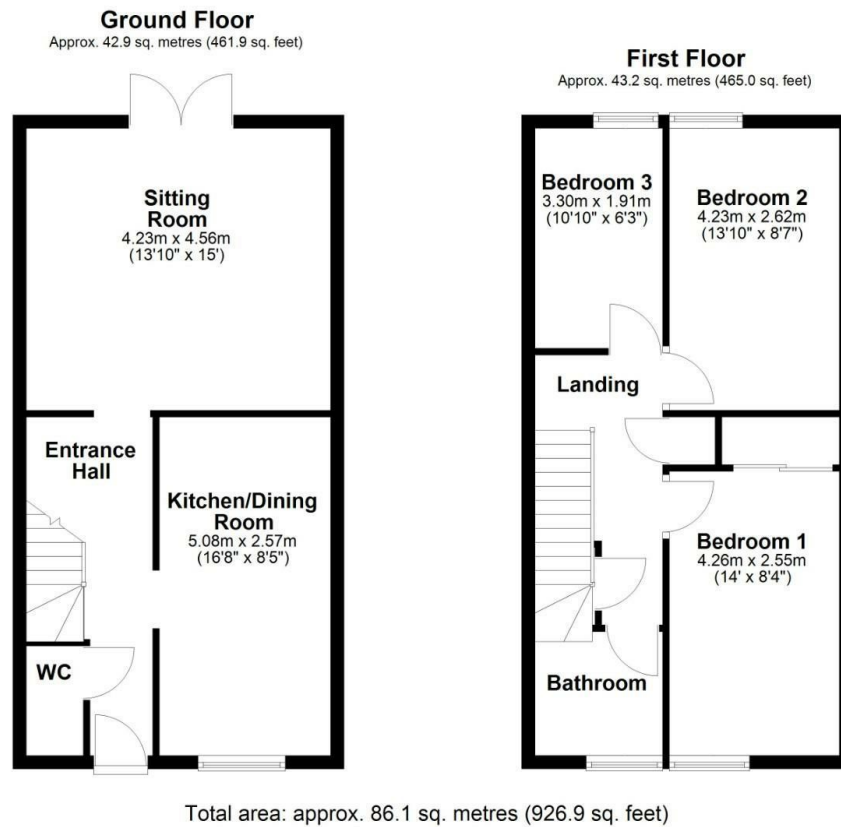
By appointment with the agents.

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.







Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		