



JAMIE WARNER  
— ESTATE AGENTS —



## 21 Castle Lane, Haverhill, CB9 9NG

£265,000

- Off-road parking for two vehicles
- Playroom / bedroom four
- Enclosed rear garden
- Large kitchen / dining room
- Three further bedrooms
- Raised patio seating area
- Lounge with feature fireplace
- Bathroom and separate WC
- Gas heating & Double glazing

## 21 Castle Lane, Haverhill CB9 9NG

WELL-PRESENTED FOUR-BEDROOM HOME WITH OFF-ROAD PARKING FOR A COUPLE OF VEHICLES

A smartly arranged and versatile family home offering generous living space across two floors, including an impressive kitchen/dining room and a flexible fourth bedroom or playroom. Outside, the property is complemented by a landscaped rear garden and a particularly valuable feature for this style of home – off-road parking for a couple of vehicles.



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.

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming entrance with front door, staircase rising to the first floor and radiator.

#### LOUNGE – 13' 8" x 11' 4" (4.17m x 3.45m)

A well-proportioned front facing sitting room featuring a characterful cast-iron

fireplace and radiator.

#### KITCHEN / DINING ROOM – 17' 8" x 11' 2" (5.38m x 3.40m) (max)

A generous L-shaped kitchen and dining space, ideal for everyday family living and entertaining.

Fitted with a range of matching wall and base units with work surfaces over, stainless steel sink unit with mixer tap, tiled splashbacks and tiled flooring.

There is space and plumbing for appliances, a wall-mounted gas boiler, useful understairs storage cupboard, rear facing window overlooking the garden, radiator and a door opening directly onto the rear garden.

#### PLAYROOM / BEDROOM FOUR – 11' 3" x 6' 2" (3.43m x 1.88m)

A versatile additional room, ideal as a home office, playroom or fourth bedroom, with rear facing window and radiator.

### FIRST FLOOR

#### LANDING

With loft access and an airing cupboard housing the hot water cylinder.

#### BEDROOM ONE – 10' 8" x 9' 7" (3.25m x 2.92m)

A comfortable main bedroom with fitted wardrobe, front facing window and radiator.

#### BEDROOM TWO – 12' 0" x 8' 5" (3.66m x 2.57m)

A good-sized second bedroom overlooking the rear garden, finished with laminate flooring and radiator.

#### BEDROOM THREE – 8' 0" x 6' 10" (2.44m x 2.08m)

A further bedroom with front facing window and radiator.

#### BATHROOM

Fitted with a modern bathroom suite comprising panelled bath with shower over,

pedestal wash hand basin, rear facing window and radiator.

#### SEPARATE WC

Fitted with a low-level WC, side facing window and radiator.

#### OUTSIDE

##### Front

The property is approached via an attractively presented frontage with gravelled gardens together with a block-paved driveway and pathway leading to the front door.

##### Rear

A raised patio seating area provides an ideal space for outdoor dining, with steps leading down to the main garden.

The garden is enclosed by timber fencing and features raised flower bed borders, a pathway leading to a timber shed and a neatly maintained lawn beyond.

#### Viewings

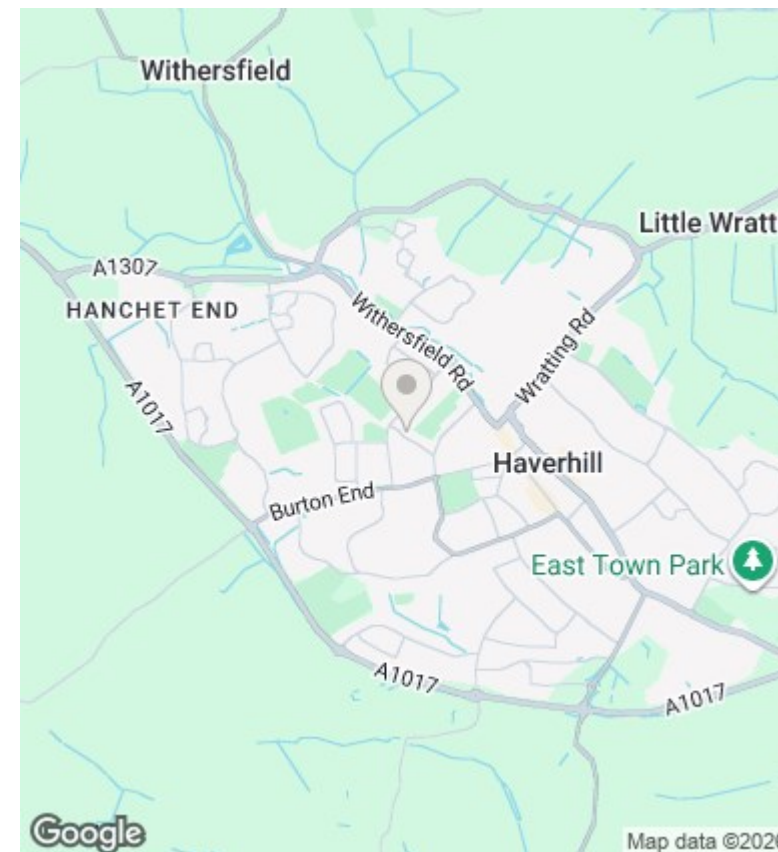
By appointment with the agents.

#### 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

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	66	
(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	