



JAMIE WARNER  
— ESTATE AGENTS —



## 34 Hamlet Road, Haverhill, CB9 8EH

£335,000

- Spacious kitchen with stylish island unit
- Practical utility room & WC
- South-west-facing garden
- Three bedrooms with fitted wardrobes
- Versatile basement playroom and office
- Opportunity to restore off-street parking
- Cosy sitting room with open fireplace
- Four-piece family bathroom
- Planning permission - Single storey rear extension

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## 34 Hamlet Road, Haverhill CB9 8EH

This beautifully presented three-storey home seamlessly blends classic charm with modern convenience. On the ground floor, you'll find a bright and spacious open-plan kitchen and dining area, complete with bi-fold doors that open onto a south-west-facing garden. A practical utility room and WC add functionality, while the cosy sitting room, featuring a bay window and a traditional fireplace, offers a welcoming retreat.

The lower ground floor provides versatility with a well-lit home office and a multi-purpose playroom, perfect for work or leisure. Upstairs, three generously sized bedrooms await, two of which feature elegant period fireplaces, along with a large, thoughtfully designed family bathroom.

The outdoor space is equally inviting, with a mix of lawn, timber decking—ideal for relaxation or entertaining. The rear garden previously included off-road parking, which can be easily reinstated to suit your needs. This home truly combines timeless character with practical living.



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.

## Entrance Hall

Welcoming entrance hall featuring a radiator and elegant wooden flooring. Door leading to:

## Kitchen/Dining Room

19'8" x 11'7"

A bright and spacious kitchen/dining area fitted with a range of matching base and eye-level units complemented by worktops and a central island with additional cupboards and drawers. The space includes a stainless steel sink with drainer and mixer tap, room for a fridge/freezer, and space for a range oven with extractor hood overhead. The area is enhanced by a radiator, wooden flooring, and bi-folding doors that open to the rear garden, seamlessly blending indoor and outdoor living.

## Utility Room & WC

6'1" x 5'6"

Practical utility room fitted with matching base and eye-level units, a stainless steel sink, low level w/c and plumbing for a washing machine. Features include a window to the rear, tiled flooring, and a skylight providing natural light.

## Sitting Room

13'5" x 12'2"

A cozy sitting room with a bay window to the front, a charming feature open fireplace with a Victorian-style surround and timber mantle, a radiator, and wooden flooring.

## Basement

## Play Room

11'8" 10'7"

A versatile playroom featuring a fireplace breast, a radiator, and ceiling spotlights, offering a great space for recreation or relaxation.

## Office

7'6" x 7'5"

Compact yet functional office space with a skylight, storage cupboard, radiator, and ceiling spotlights, perfect for working from home.

## First Floor

### Landing

Landing area with a window to the side and loft access.

### Bedroom 1

11'9" x 11'1"

A well-proportioned bedroom with a window overlooking the rear, a feature fireplace with a Victorian-style surround, a radiator, and two double fitted wardrobes for ample storage.

### Bedroom 2

12'0" x 11'1"

Spacious second bedroom with a window to the front, a fireplace breast, a radiator, and fitted wardrobes.

### Bedroom 3

8'6" x 8'2"

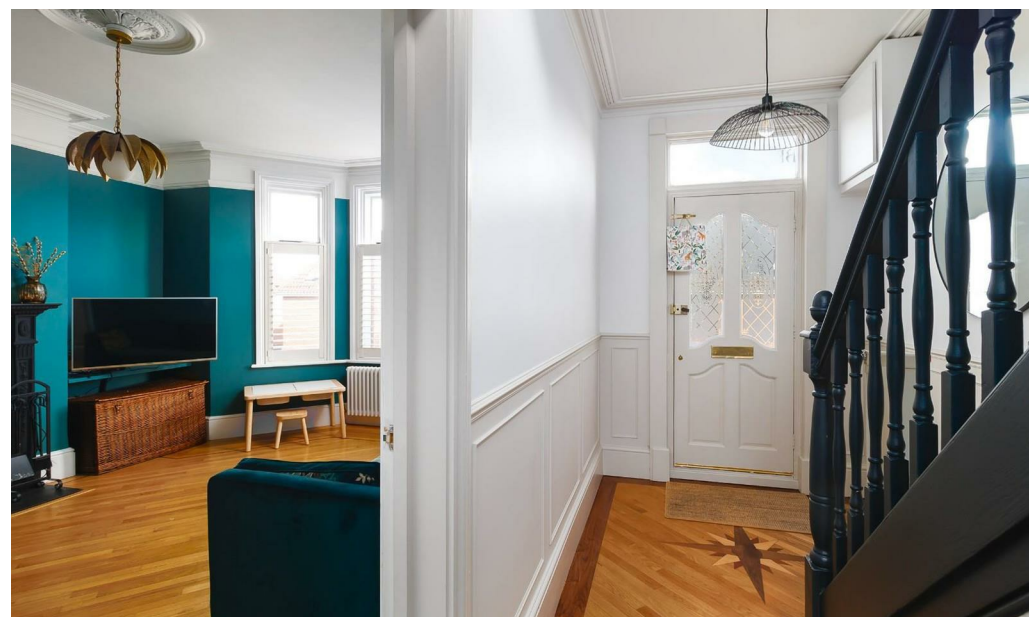
A charming third bedroom with a front-facing window, wooden flooring and a radiator.

### Family Bathroom

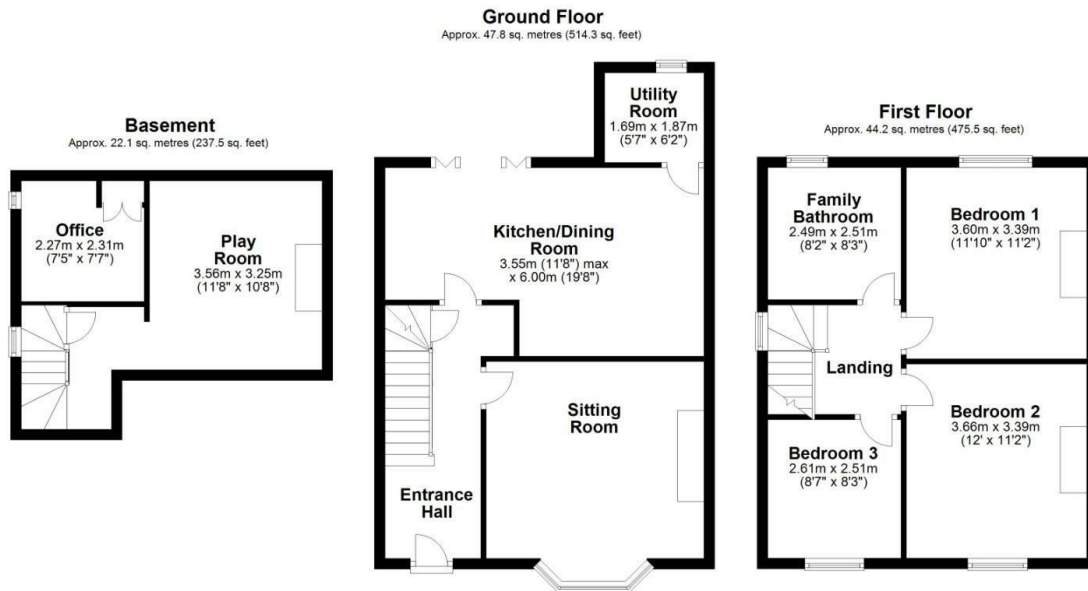
A generous bathroom fitted with a four-piece suite, including a roll-top bath with a telephone-style mixer tap, a pedestal wash hand basin, a tiled shower enclosure, and a low-level WC. A rear-facing window ensures the space is light and airy.

### Outside

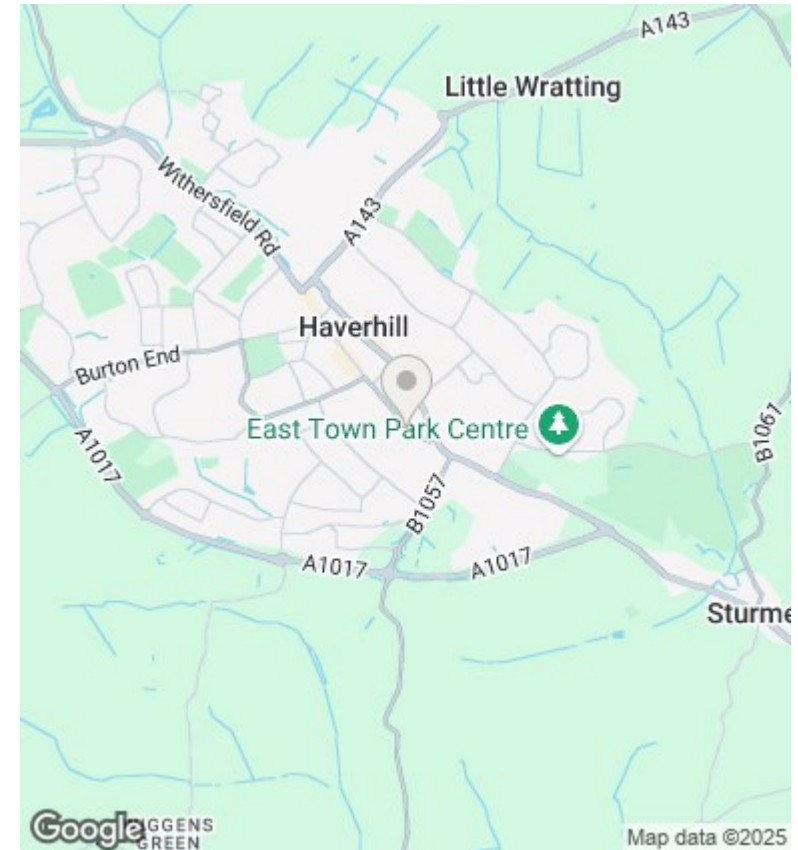
The property boasts a south-west facing garden, primarily laid to lawn and enclosed by timber fencing for privacy. A generous timber decking area extends from the house along the east boundary, providing a delightful space for outdoor seating and entertaining. Additional features include a timber shed to the side of the property and gated access to both the front and rear.







Total area: approx. 114.0 sq. metres (1227.3 sq. feet)



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	