



JAMIE WARNER
— ESTATE AGENTS —



10 Hamlet Road, Haverhill, CB9 8EE

Guide Price £525,000

- Four Bedroom Detached House
- Intergal Garage with Workshop & Outbuildings
- Views Over Open Greensward Area
- Convenient Central Location
- Two Generous Reception Rooms
- En Suite Bathroom To The Principal Bedroom
- Modern Heating With Cast-Iron Radiators
- Generous Kitchen / Dining Room
- Landscaped South Facing Garden
- Ample Off-Road Parking

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A beautifully presented 1950s family home, enjoying a generous plot of lovely landscaped gardens with the rear facing south. The property has been sympathetically renovated retaining its' period features. These include cast iron radiators, oak wood block flooring in the lounge and entrance, quarry-tiled kitchen with under-floor heating, period style open fire place and plaster cornicing throughout. The property stands in an elevated position and is within easy walking distance of the town centre.



Council Tax Band:



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 into 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.

INTERIOR

Canopy porch with part glazed hardwood door giving access to: -

ENTRANCE HALL

Radiator. Double return staircase rising to the first floor, with door below giving access to half cellar. Herringbone pattern, wood block flooring. Door to: -

CLOAKROOM

Fitted with a contemporary style suite comprising WC and washbasin with chrome fittings, ceramic tiling to walls, tiled floor, Obscured window to the front.

UTILITY AREA

Housing gas fired boiler. Further storage area with shelving and with plumbing for washing machine. Doors to the garage and to the front.

SITTING ROOM

20'0" x 12'0"

A double aspect room with window to the front and casement doors with glazed side panels leading to the rear garden. An attractive, contemporary red brick fireplace with quarry tiled hearth and open grate. Two radiators. Concertina style doors to the second reception room folding back to provide an open plan room. Herring bone pattern wood block flooring.

SECOND RECEPTION/DINING ROOM

10'7" x 12'11"

Radiator. Stripped floorboards. Window to the rear. Arch to: -

KITCHEN/DINNING/BREAKFAST ROOM

20'0" x 12'0"

A well-proportioned room with double aspect windows to the front and rear. Fitted with a range of oak eye and base level units with round edge working surfaces with a 1 & ½ bowl ceramic sink unit and swan neck mixer tap. Integrated double oven, five ring hob and cooker hood. Ceramic tiling to splash-back areas. Plumbing for dishwasher. Radiator. Quarry tiled flooring with electric under-floor heating, thermostatically controlled and operating independently from the central heating system. Door to: -

FIRST FLOOR

Staircase from the entrance hall to: -

LANDING

Gallery overlooking the entrance hall. Window to the front. Access to the loft, with fitted drop-down ladder. Fully boarded with power and light connected.

BEDROOM 1

14'1" x 12'0"

A spacious and bright double room with window to the rear and adjoining En-Suite. Stripped and varnished floorboards. Bedroom has built-in double door storage cupboards with hanging rails and shelving.

EN SUITE

Fitted four-piece suite comprising a washbasin set into a wood faced vanity unit with splash-back tiling. A bath with shower over and Bidet. One radiator. Window to front.

BEDROOM 2

10'7" x 12'4"

Double room with two built-in wardrobes with hanging rails and shelving. Radiator. Window to the rear.

BEDROOM 3

9'0" x 12'0"

Double room with stripped and varnished floorboards. Built-in storage cupboard with hanging rail and shelving. Radiator. Window to the front.

BEDROOM 4

10'7" x 7'1"

Built-in storage cupboard with hanging rail and shelving. Radiator. Window to the rear.

FAMILY BATHROOM

A fitted three-piece suite comprising a WC with concealed cistern, washbasin and panelled bath with shower over. Built in storage and rolled edge surfaces with pebble effect ceramic and glass splash-back tiling. Heated chromed towel rail and one radiator. Obscured window to the front.

EXTERIOR

GARAGE

An over-sized garage with workshop area. Built-in shelving. Window and door to the rear garden. Doors to the front and utility area. Power and light connected.

FRONT GARDEN

The front garden is well-maintained and laid mainly to lawn. Flower borders and beds are stocked with a range of mature shrubs and perennials. The boundary is marked by walling, topped with a picket fence. A driveway laid with a pebble finish resin leads to garage and provides ample off-road parking.

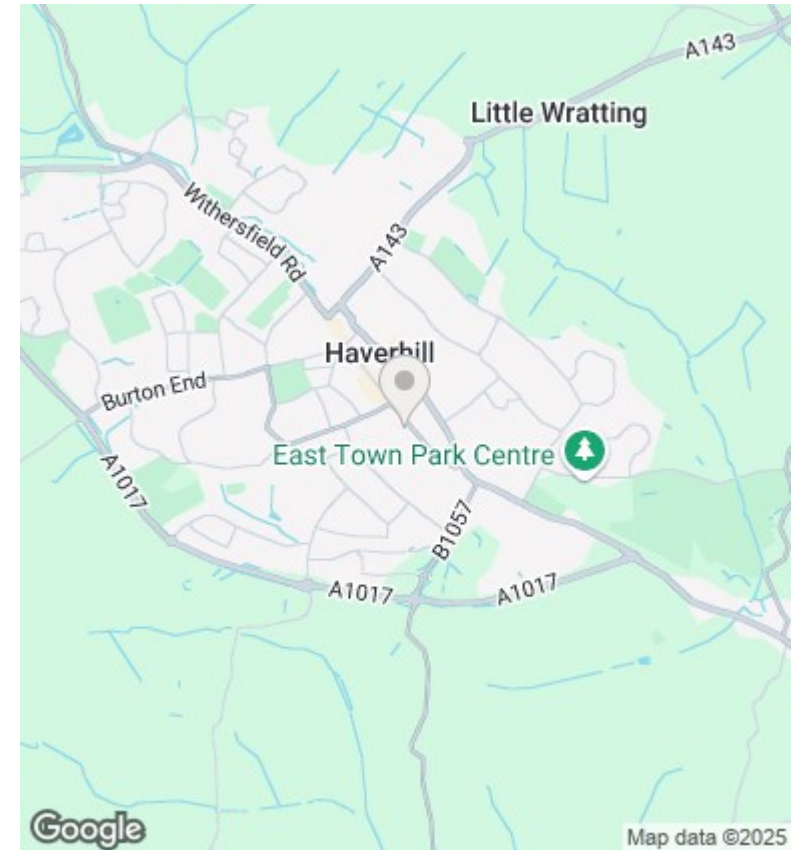
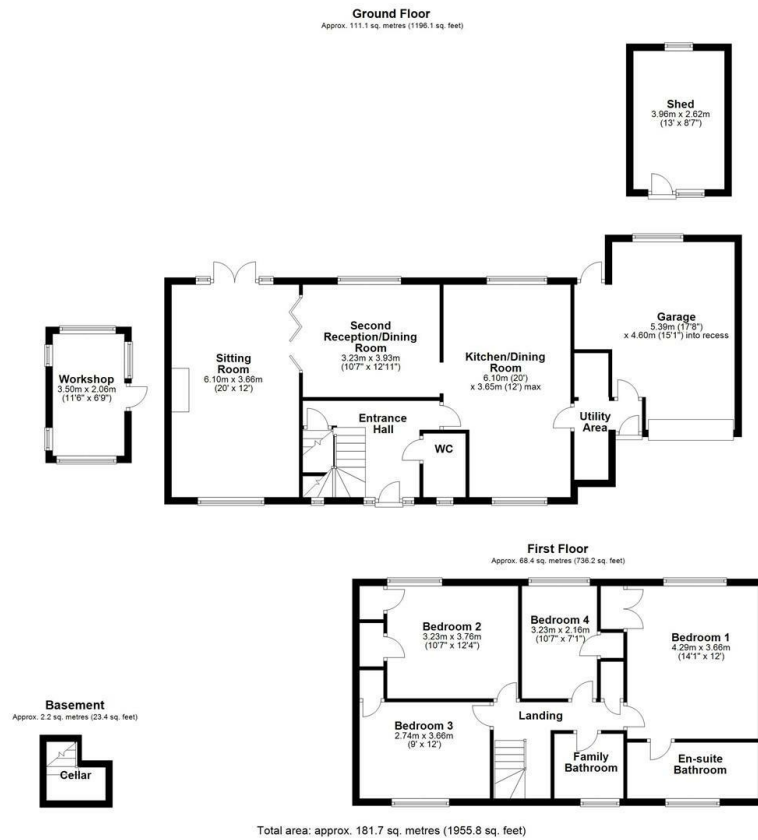
REAR GARDEN

An attractive, established south-facing garden within a high-level red brick wall backing onto common land. To the immediate rear of the house is a flagstone patio area providing a pleasant area for seating. The remainder is laid to lawn with flower borders and beds stocked with mature shrubs, fruit trees, perennials and rose bushes. There is also a pleasant home allotment garden. Within the garden is an original brick & flint built shed (13' x 8'7" / 3.96m x 2.62m) with light and power connected. There is an additional brick built workshop/office (11'6" x 6'9" / 3.50m x 2.06m) with light and power to the side of the property where a pathway leads to a covered wood store, coal bin and compost bin with gated access to the front garden.

COUNCIL TAX BAND E







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		79
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	