



## 8 Chivers Road, Haverhill, CB9 9DS

£375,000

- Sought-after Strawberry Fields location
- Stylish kitchen with breakfast bar
- Modern family bathroom
- Cambridge side of town
- Large sitting room with conservatory
- Pleasant rear family garden
- Spacious four bedroom home
- Main bedroom with en-suite
- Garage and driveway parking

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### NO ONWARD CHAIN - SPACIOUS FAMILY HOME WITH GARAGE, CONSERVATORY & DEEP FRONTAGE

Located on the sought-after Strawberry Fields development on the Cambridge side of town, this well-presented four-bedroom detached home offers generous accommodation and excellent versatility. The property enjoys a deep frontage with a wide lawn — a rare feature that provides scope for creating further off-road parking, ideal for a growing family. Inside, the layout includes a welcoming entrance hall, study, dining room, large sitting room opening to a conservatory, and a stylish kitchen/breakfast room. Upstairs are four bedrooms, with fitted wardrobes to the principal rooms, an en-suite to the main bedroom, and a modern family bathroom.

Outside, the property benefits from a pleasant rear garden, garage with power and light, and driveway



Council Tax Band: D



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

Entrance Hall

A welcoming entrance with radiator, stairs rising to the first floor, useful understairs storage cupboard, and doors leading to all ground floor rooms.

WC

Fitted with a modern two-piece suite comprising a wall-mounted wash hand basin with tiled splashback and low-level WC. Window to side, radiator and Karndean flooring.

Study

8'7" x 6'6"

A versatile room ideal as a home office or snug, with window to front and radiator.

Dining Room

11'9" x 8'5"

Bright and well-proportioned, with window to front and radiator, offering space for a family dining table.

Sitting Room

14'9" x 11'9"

A generous main reception room with two radiators and sliding patio doors opening directly into the conservatory, creating a superb flow for entertaining.

Conservatory

Conservatory

Constructed with half brick and uPVC frames beneath a double-glazed polycarbonate roof, with ceiling fan and lighting. Finished with tiled flooring and French doors to the garden.

Kitchen/Breakfast Room

16'7" x 8'7"

A stylish and practical kitchen, beautifully fitted with a comprehensive range of modern base and eye-level units complemented by oak worktops and a matching breakfast bar with seating. The layout incorporates a 1½ bowl stainless steel sink with mixer tap set beneath a rear-facing window, enjoying views across the garden. Quality appliances include a built-in eye-level double oven, four-ring ceramic hob with glass splashback and stainless steel extractor, integrated fridge/freezer and dishwasher, plus plumbing and space for both washing machine and tumble dryer. Finishing touches include inset ceiling spotlights, tiled flooring, a chrome heated towel rail and wine storage built into the breakfast bar — creating a space that is as sociable as it is functional.

First Floor

Landing

Light and airy with window to side, built-in cupboard and loft access.

Bedroom 1

12'4" x 9'8"

A spacious double bedroom with window to rear and a range of fitted wardrobes.

En suite

Appointed with a three-piece suite comprising a vanity wash hand basin with mixer tap, tiled shower enclosure with glass screen and power shower, and low-level WC. Heated towel rail, tiled flooring and window to side.

Bedroom 2

12'11" x 8'5"

Another comfortable double bedroom with window to front, a range of fitted wardrobes and radiator.

Bedroom 3

10'0" x 7'8"

Window to front and radiator, making an ideal child's bedroom or additional study.

Bedroom 4

9'0" x 8'4"

Window to rear and radiator, offering flexible use as a single bedroom, nursery or hobby room.

Family Bathroom

Bathroom

A smartly presented family bathroom, finished with full-height tiling and contrasting mosaic border. The suite comprises a panelled bath with mixer tap and shower attachment, a contemporary vanity wash hand basin with storage below, and a concealed cistern WC. A heated towel rail and underfloor heating add comfort, while a side-facing window provides natural light.

### Outside

#### Rear Garden

The rear garden enjoys a good degree of privacy and is mainly laid to lawn with established trees and shrubs providing natural screening. A wide paved terrace runs along the back of the house, ideal for outdoor entertaining and family use. Enclosed by timber fencing, the garden offers a secure and practical space, complemented by raised borders that add structure and colour. The garden further benefits from a side access leading to the front, an outside tap, and a personal door to the garage.

#### Front

To the front of the property is a generous lawn, a rare benefit in this location, which provides scope for creating additional off-road parking — an ideal feature for a growing family. A private driveway leads to the garage, offering existing parking and access.

#### Garage

Fitted with an up and over door, with power and light connected, and a personal door to the rear garden.

### Special Notes

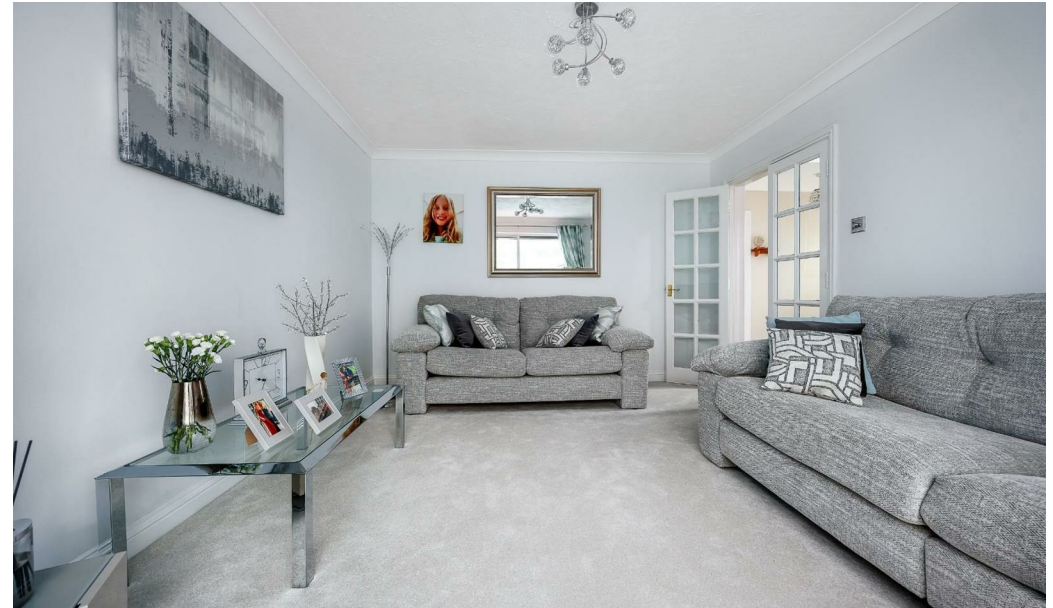
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

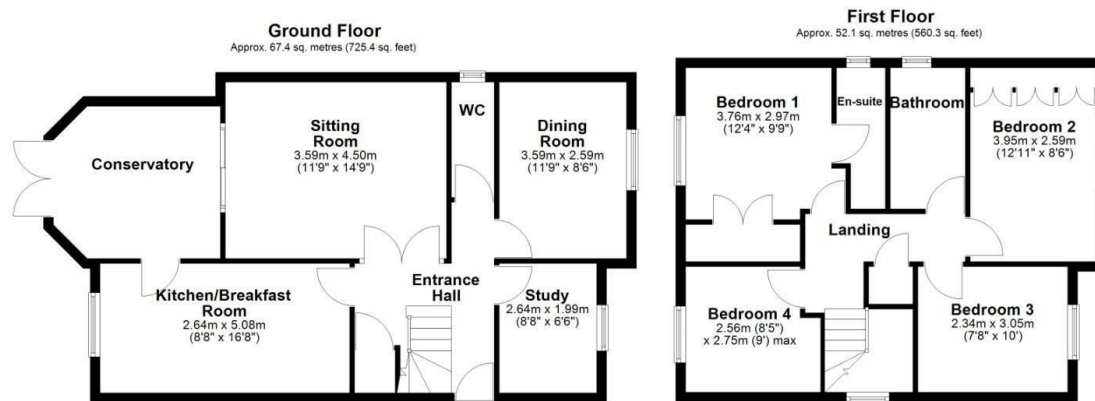
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

### Viewings

By appointment with the agents.







Total area: approx. 119.4 sq. metres (1285.7 sq. feet)

## Viewings

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

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