



JAMIE WARNER  
— ESTATE AGENTS —



## 54 Bellings Road, Haverhill, CB9 7RD

Guide Price £370,000

- Four Bedrooms
- Attractive Kitchen & Utility Area
- South-Facing Rear Garden
- En Suite To Bedroom 1
- Three Reception Rooms
- Off-Road Parking
- Modern Bathroom Suite
- Downstairs WC
- No Onward Chain

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## 54 Bellings Road, Haverhill CB9 7RD

Welcome to this perfect family home, situated in a desirable location on the Cambridge side of town. This stunning property offers all of the features and comfort you need, with 4 generously sized bedrooms, 3 reception rooms plus an attractive kitchen. The main bedroom also boasts an en suite for added convenience.

There's a peaceful south facing garden as well as off-road parking. Everything has been carefully and tastefully decorated so that it's ready for you to move straight into - there is no onward chain!



Council Tax Band: D



## Haverhill

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 in to 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 to 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, gymnasia, 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.

## Entrance Hall

Window to side, radiator, stairs to first floor, entrance door, door to:

## WC

Window to rear, fitted with a two piece suite comprising a vanity wash hand basin with mixer tap and tiled splashback, low-level WC, radiator.

## Kitchen

10'2" x 8'2"

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood over, window to side, open plan to utility area, door to dining room.

## Utility Area

6'4" x 5'11"

Space for fridge/freezer, radiator, door to rear garden.

## Dining Room

11'9" x 8'11"

Window to rear, radiator, french doors to rear garden.

## Sitting Room

20'0" x 10'7"

Window to front, two radiators, french doors to rear garden.

## Family Room

9'4" x 11'3"

Window to front, radiator.

## Landing

Access to all rooms, loft access, built-in cupboard.

## Bedroom 1

13'5" x 8'9"

Window to front, two radiators, two built-in double cupboards, door to:

## En-suite

Fitted with a three piece suite comprising a pedestal wash hand basin with mixer tap, tiled shower enclosure with power shower over and glass screen, low-level WC, window to rear.

## Bedroom 2

9'3" x 15'1"

Two windows to front, radiator, built-in double cupboard.

## Bedroom 3

10'2" x 8'11"

Window to rear, radiator.

#### Bedroom 4

7'4" x 8'0"

Window to rear, radiator.

#### Bathroom

Fitted with a three piece suite comprising a panelled bath with independent power shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap, low-level WC, tiled splashbacks, heated towel rail, shaver point, window to rear.

#### Outside

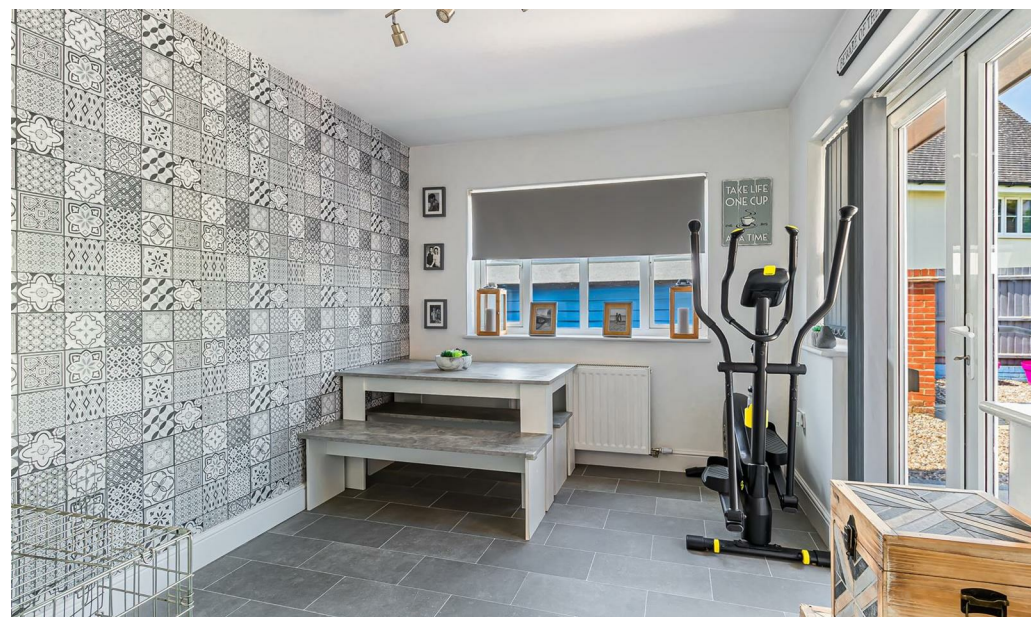
The rear garden has a generous paved patio area immediately from the house providing a pleasant area for relaxation and entertaining. The main area of the garden is laid with shingle providing a low-maintenance outdoor area to enjoy. The garden is enclosed by timber fencing and a 6ft brick wall.

#### Driveway & Parking

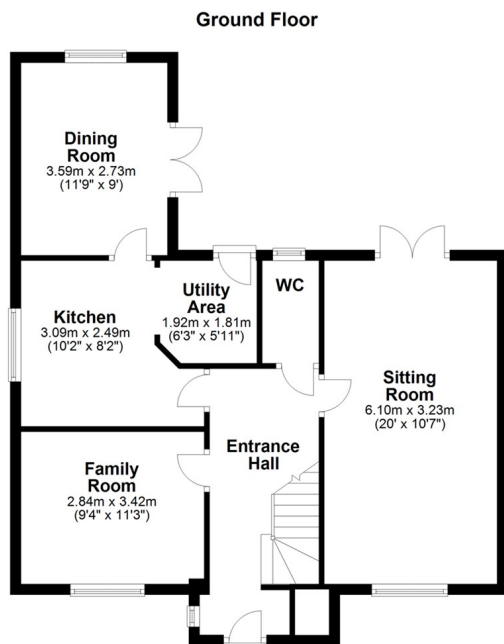
A tarmac drive lies at the rear of the property providing off-road parking.

#### Viewings

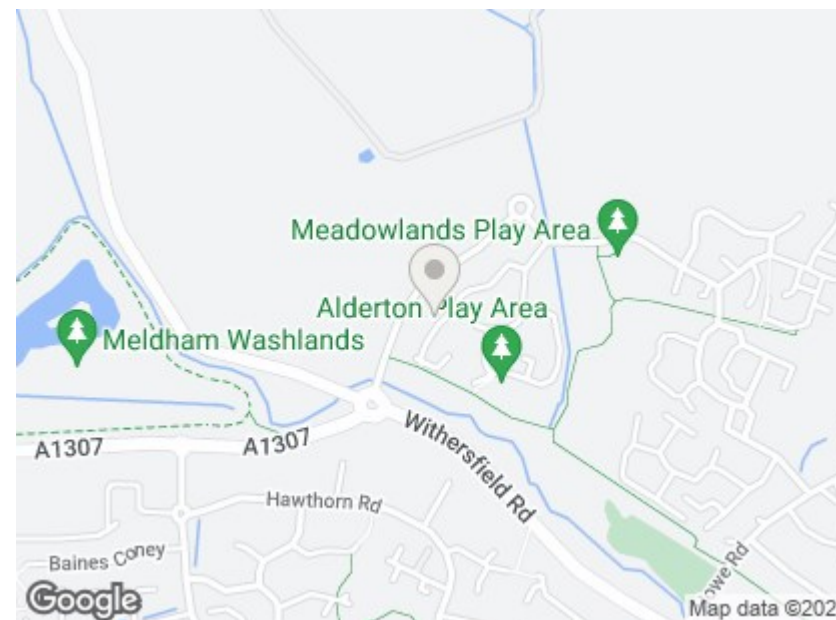
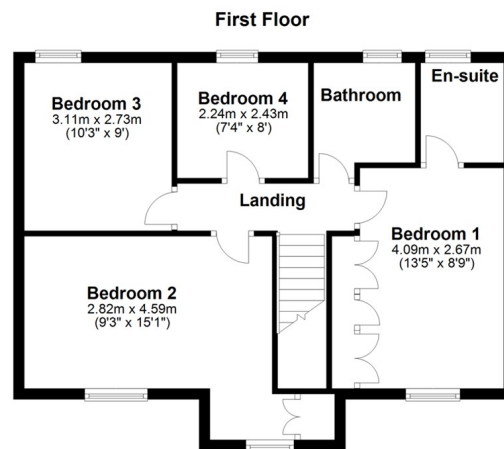
By appointment with the agents.







11 bellings road



## Viewings

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

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