







101 Crowland Road, Haverhill, CB9 9LP

Guide Price £225,000

- Three Generous Bedrooms
- Modern Bathroom Suite
- Backing Onto a Playing Field

- Sitting Room With Wood Burner
- Double Glazing & Gas Central Heating
- Short Stroll to Shops & Recreation Ground.
- Spacious Kitchen/Dining Room
- Lovely Rear Garden
- New Boiler Installed August 2023

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Discover this charming 3-bed family home nestled in a non-estate elevated position with a view of the playing field. Featuring a spacious kitchen/dining area, cozy sitting room with a cast-iron wood burner, and a stylish modern bathroom suite. Just a short stroll from the local recreation ground and town centre amenities and popular Schools. Your perfect blend of comfort and convenience awaits!









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.

Entrance Hall

Entrance door, Radiator, Staircase leading to the first floor, Door to:

Sitting Room

12'2" x 13'10"

This delightful room features a front-facing window that lets in natural light. It boasts an open fireplace with a cast-iron wood burner and a timber mantle above. The room is complete with a radiator, wooden flooring, and a convenient built-in storage cupboard.

Kitchen/Dining Room

9'3" x 16'10"

This spacious area features matching base and eye-level units with rounded worktops, a sink unit with a single drainer and mixer tap, plumbing for a washing machine and dishwasher, room for a fridge/freezer and cooker, a rear window with garden views, and oak flooring. There is a wall mounted gas fired boiler serving the heating and domestic hot water (Replaced in August 2023).

Rear Lobby

Double doors leading to a built-in cupboard, a door opening to the garden, and another door leading to the bathroom.

Bathroom

Comprising a three-piece suite, this bathroom boasts a panelled bath with an independent electric shower and mixer tap, a vanity wash hand basin with a mixer tap, and a low-level WC. Enhanced with tiled splashbacks, a heated towel rail, a rear window, and tiled flooring.

Landing

Loft access, access to all first floor bedrooms.

Bedroom 1

10'3" x 13'11"

Bedroom 1 is a spacious double bedroom, flooded with natural light from the front window. It features a radiator and a built-in double cupboard for added convenience.

Bedroom 2

11'1" x 8'4"

Bedroom 2 is another well-proportioned room with a window to the rear offering a view of the garden and a radiator.

Bedroom 3

8'0" x 8'1"

Bedroom 3 boasts a window to the rear with a view of the garden, wooden flooring, and a radiator.

Outside

The property features a spacious rear garden, meticulously tended to and nurtured by the current owners, offering a delightful view over a nearby playing field. A generous seating area adjacent to the house creates a perfect space for both entertaining and unwinding, leading to the well-maintained lawn area adorned with beautiful flower and shrub borders. At the end of the garden sits a charming timber shed. Enclosed by timber fencing, the garden allows exclusive access for residents along the rear of the house.

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.

















Ground Floor Approx. 39.6 sq. metres (426.0 sq. feet) First Floor Approx. 33.8 sq. metres (364.2 sq. feet) Kitchen/Dining Room 2.81m x 5.12m (9'3" x 16'9") Sitting Room 3.70m (12'2") x 4.21m (13'10") max Redroom 1 3.13m x 4.24m (10'3" x 13'11")

Total area: approx. 73.4 sq. metres (790.2 sq. feet)

Viewings

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

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