



JAMIE WARNER  
— ESTATE AGENTS —



## 70 Atterton Road, Haverhill, CB9 7SR

Guide Price £400,000

- Exquisite 4-bedroom home
- Landscaped low-maintenance garden
- Sitting room with feature pitched ceiling.
- Spacious, versatile family dwelling
- Solar panels for savings
- Garage & off-street parking
- Seamless room flow
- Attractive kitchen & dining Room
- Cambridge side of town



## 70 Atterton Road, Haverhill CB9 7SR

No Onward Chain! This exquisite and truly remarkable 4-bedroom home has been extended to provide a unique, spacious, and versatile family dwelling. The house boasts a seamless flow from room to room, featuring a fantastic family/games room that leads to a beautiful open-plan kitchen and dining area, connecting to a stunning sitting room with a pitched roof. The property has undergone modernisation throughout, offering appealing WC facilities, an en suite, and a family bathroom. Outside, a landscaped low-maintenance garden awaits, complete with a garden room hosting a hot tub. Rest assured about the electricity expenses as the house is equipped with solar panels. An opportunity not to be missed!



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

Step through the inviting entrance door into the welcoming hall. Natural light spills in through a side window, complemented by a cosy radiator and stairs ascending to the first floor.

## WC

Featuring a stylish two-piece suite including a vanity wash hand basin with a mixer tap, a low-level WC, and a heated towel rail. Adorned with tiled splashbacks and flooring for a modern touch.

## Family Room

15'5" x 16'1"

Previously the original sitting room, this spacious room is now utilised by the current owners as a vibrant game and entertainment area (Bar area excluded). Featuring a front-facing window, a radiator, and elegant wooden flooring, this open-plan space seamlessly flows into the dining area.

## Dining Room

10'10" x 9'0"

Step into the elegant dining room, seamlessly linked to the kitchen through Georgian-style double doors. This open-plan space extends graciously into the inviting sitting room, adorned with wooden flooring and a cosy radiator.

## Kitchen

10'10" x 7'1"

The kitchen boasts a coordinated range of base and eye-level units with sleek rounded worktops. Complete with a 1+1/2 bowl sink unit, integrated fridge, and dishwasher and water softener. Enjoy the convenience of a fitted eye-level electric fan-assisted double oven (combi- top oven) and a four-ring induction hob with an extractor hood above. Natural light streams in through the window, offering a delightful view of the garden. Enhanced with tiled flooring for a stylish finish.

## Sitting Room

9'3" x 23'2"

The sitting room boasts an elegant pitched ceiling with two Velux windows flooding the space with natural light. Double glazed windows at the side and rear, along with French doors, offer picturesque views of the rear garden. A doorway leads to the utility room, enhancing convenience and charm. Perfect for enjoying moments of tranquillity or entertaining guests.

## Utility Room

7'1" x 5'0"

A useful room with a window on the side offering natural light, access to the garage via a door, and room for appliances.

## Integral Garage

The current owners have repurposed the garage as a gym, yet the garage door remains intact in case the new owner prefers to use the space for secure parking. The vendor is willing to sell the gym equipment for £3000. The garage is equipped with power and lighting.

Gym Equipment:

Multi resistance machine with ex bar, straight bar and ropes.

Foldable squat rack with olympic bar.

Plate rack with plates - x2 20kg - x2 15kg - x2 2.25kg.

Wall mirrors.

Gym flooring.

## Landing

Window to side, access to all first floor rooms, loft access with pull down ladder, the loft is partially board and there is a light for convenience.

## Bedroom 1

10'10" x 9'7"

Bedroom featuring garden views, radiator, custom fitted suite with wardrobes, drawers, and cabinets, and wooden flooring for an elegant ambiance.

## En-suite

Featuring a stylish en suite with a three-piece suite, this space includes a pedestal wash hand basin, a tiled shower enclosure with a power shower and glass screen, and a low-level WC. Stay cosy with the added radiator.

## Bedroom 2

18'7" x 8'6"

Bedroom 2 boasts a vaulted ceiling with a skylight window, along with a front window that floods the room with natural light. The raised section at one end creates a captivating focal point for the bed, there is also a radiator.

## Bedroom 3

8'0" x 9'0"

This bedroom features a window to the front, elegant wooden flooring, and a radiator, creating a warm and inviting space.



#### Bedroom 4

8'10" x 6'2"

Bedroom 4 features a front-facing window and a radiator.

#### Bathroom

Featuring a beautifully fitted three-piece suite, this family bathroom boasts a panelled bath with a power shower overhead, a stylish mixer tap, and a sleek glass screen. Complete with a vanity wash hand basin with mixer tap, a low-level WC, a heated towel rail, and a window to the rear, this space offers both functionality and elegance.

#### Outside

The beautifully landscaped rear garden offers a stunning retreat for relaxation, designed for low maintenance and enjoyment. A timber decked area extends from the house, providing a space for seating. A pathway leads to a gate for access to the front garden. Moving up from the patio, an artificial grass and shingle area transitions to a timber deck hosting a spacious garden room with a hot tub, included in the property sale. Outdoor power sockets and lighting enhance the garden's features.

The front garden features a lawn bordered by timber edges, with a shingled pathway leading to the entrance door.

#### Garage & Driveway

A garage with an up-and-over door, equipped with power and lighting. A tarmac driveway leads to the garage, offering off-road parking for a couple of vehicles.

#### Viewings

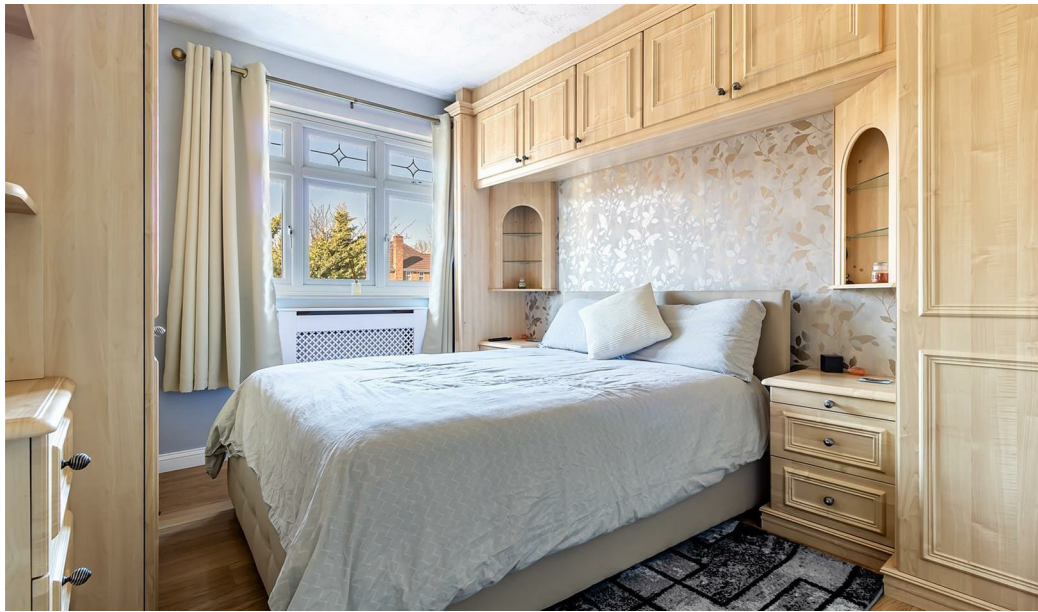
By appointment with the agents.

#### Special Notes

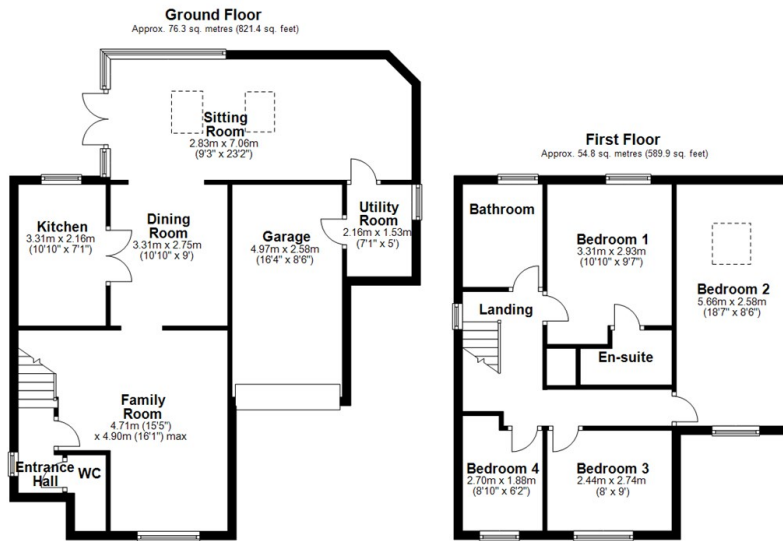
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.



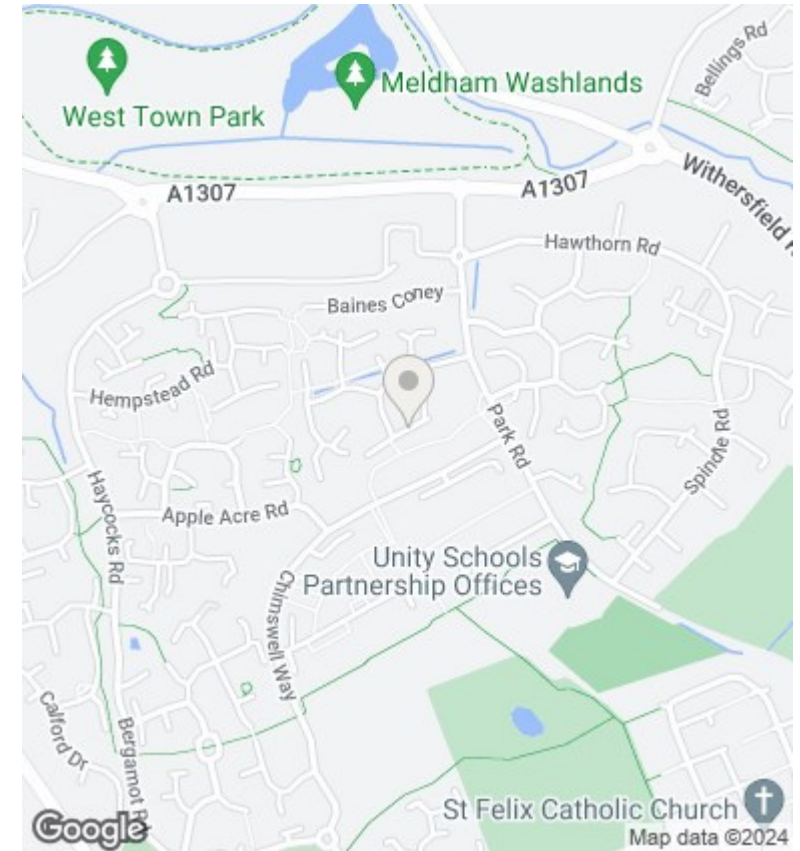








Total area: approx. 131.1 sq. metres (1411.3 sq. feet)



## Viewings

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

## Council Tax Band C