



JAMIE WARNER  
— ESTATE AGENTS —



## 94 Shetland Road, Haverhill, CB9 0LR

Guide Price £335,000

- Four Bedrooms
- Modern Bathroom Suite
- Private Rear Garde
- Three Reception Rooms
- Downstairs WC
- Garage & Driveway
- Fitted Kitchen
- Double Glazing & Gas Central Heating
- Tucked Away Position

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# 94 Shetland Road, Haverhill CB9 0LR

Nestled on the picturesque Shetland Road in Haverhill, this charming property features four bedrooms, three reception rooms, a downstairs WC, and a modern first-floor bathroom, offering ample space for a growing family. The extended accommodation seamlessly blends traditional charm with modern convenience, ensuring a comfortable lifestyle for its residents.

Positioned in a secluded spot on a private drive serving just three properties, this home exudes exclusivity and privacy that are rarely found.

Families will appreciate the close proximity to renowned local schools, ensuring that the morning school run is convenient with the primary school just a short walk away.

The convenience of essential amenities within easy reach further enhances the allure of this property, making it an ideal place to call home.



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.

## Porch

A double glazed door opens to an enclosed porch featuring tiled flooring, with a further door leading to the entrance hall.

## Entrance Hall

A welcoming entrance with a radiator, wood-effect vinyl flooring, stairs to the first floor, a WC door, and a separate entry to the kitchen.

## WC

The wc features a two-piece suite including a vanity washbasin with a mixer tap and tiled splashbacks, a low-level WC, and a heated towel rail. The floor is tiled, and there is a window to the front.

## Kitchen

9'2" x 12'4"

Equipped with a coordinated set of base and eye-level units, the kitchen features ample worktop space. It includes a 1+1/2 bowl stainless steel sink with a swan neck mixer tap, tiled splashbacks, plumbing provisions for a washing machine and dishwasher, and room for a cooker. The kitchen is illuminated by a rear window, complemented by wood-effect vinyl flooring and a heated towel rail. A door leads to the garden, while additional doors connect to the office and the dining room from either end of the kitchen.

## Dining Room

9'2" x 10'0"

French doors open onto the rear garden, with elegant half-height wood panelling adorning all walls.

## Sitting Room

12'6" x 12'7"

The sitting room features a bay window at the front that bathes the space in natural light. Victorian-style panelled walls lend a classic ambiance to the room, enhanced by the presence of a radiator.

## Office

11'8" x 7'5"

Rear-facing window with a view of the garden, equipped with a radiator.

## Garage

Up and over door.

## Landing

Radiator, door to Storage cupboard, loft access.

## Bedroom 1

9'2" x 12'7"

Bedroom 1 boasts a spacious layout with a front-facing window and a radiator.

## Bedroom 2

12'7" x 9'4"

Similar to bedroom 1, bedroom 2 is a spacious double bedroom featuring a window to the rear offering views of the garden, along with a radiator for added comfort.

## Bedroom 3

6'5" x 10'0"

A charming single bedroom of a good size with a front-facing window and a radiator.

## Bedroom 4

9'4" x 6'8"

Another spacious single bedroom, featuring a window to the rear with garden views and a radiator.

## Bathroom

Featuring a three-piece suite including a panelled bath with a separate shower above and glass screen, a wall-mounted wash hand basin with mixer tap, and a low-level WC. Fully tiled walls, a heated towel rail, a rear window, and vinyl flooring complete the space.

### Outside

The rear garden of the property provides a quiet and relaxing atmosphere, perfect for entertaining guests or simply enjoying some peace and quiet. The paved patio is immediately accessible from the house, and the main garden is raised from the patio. The garden is well stocked with an array of mature flower and shrub displays, and a mature tree at the head of the garden conceals a secret shaded seating area - perfect for a quiet summer's evening. With its generous size and variety of features, this garden is sure to provide hours of enjoyment for the entire family.

### Garage & Drive

This garage offers ample space for parking or storage, with a driveway that can accommodate up to three vehicles. The up and over door provides easy access, and the garage is also equipped with power and light.

### Viewings

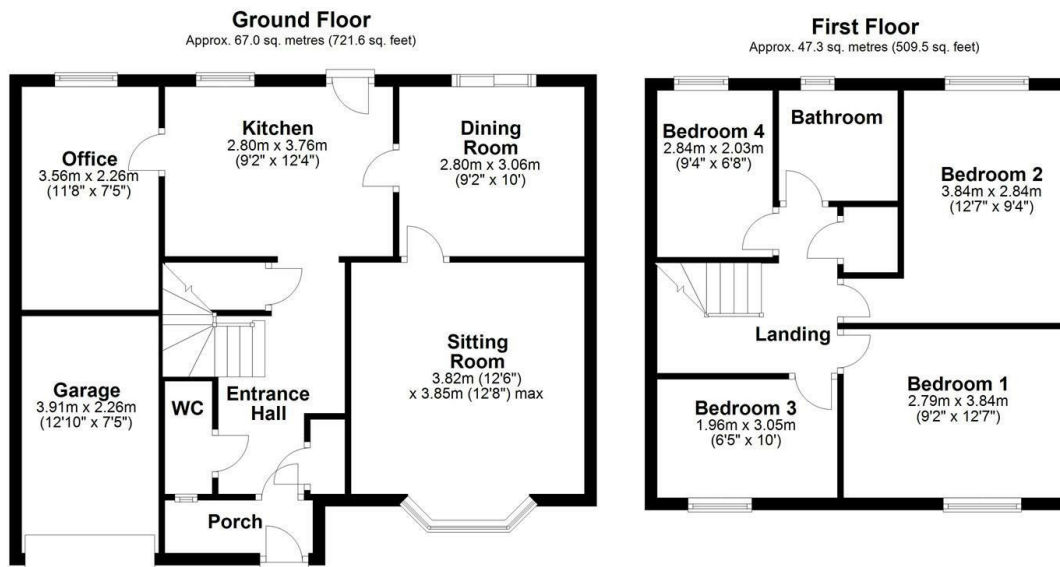
By appointment with the agents.

### 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. 114.4 sq. metres (1231.1 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>66</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## Viewings

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

Council Tax Band D