



JAMIE WARNER  
- ESTATE AGENTS -



## 50 Farrant Road, Little Wratting, Haverhill, CB9 7JX

Guide Price £315,000

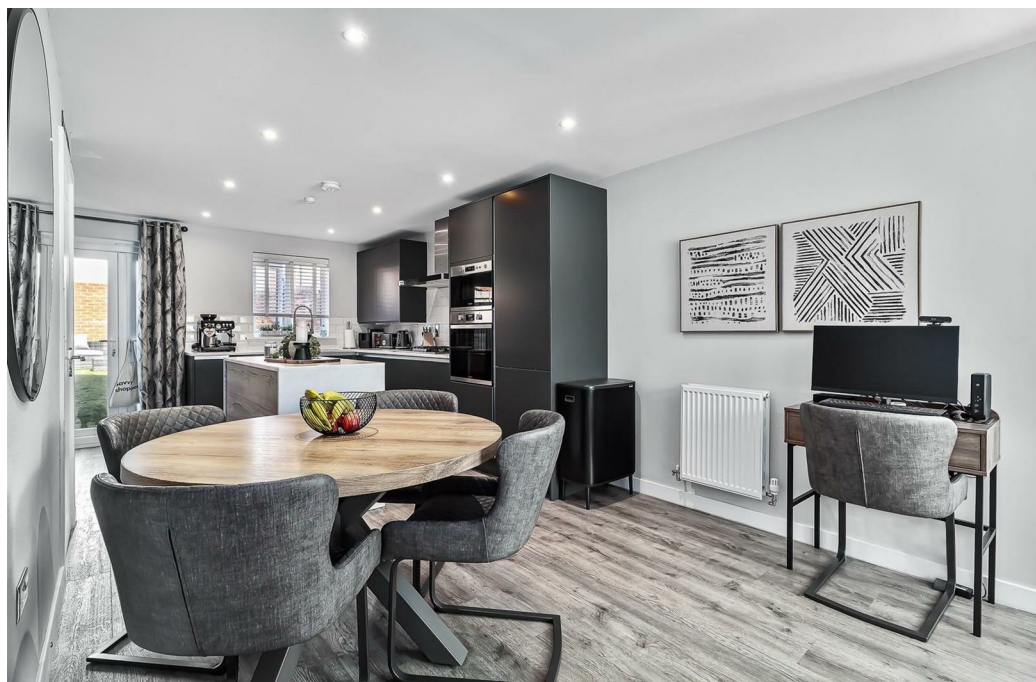
- Three Double Bedrooms
- Fully upgraded Specification
- Off-Road Parking
- En Suite to The Principal Bedroom
- Downstairs WC & Family Bathroom
- Generous Accommodation Throughout
- Stunning Replacement Kitchen/Dining Room
- Pleasant Rear Garden
- Must Be Viewed

## 50 Farrant Road, Haverhill CB9 7JX

Discover this stunning and spacious townhouse on Farrant Road in Little Wratting, Haverhill. Boasting 1 reception room, 3 bedrooms, and 2 bathrooms across 1,081 sq ft, this property is perfect for growing families. The modern anthracite grey kitchen features an island and a charming bay window, creating a bright and inviting space. With meticulous decoration and turnkey readiness, this home is ready for you. Upgrades include chrome sockets, enhanced carpeting, Karndean flooring, towel rail radiators, and an external power socket. Enjoy parking for 2 vehicles and experience the blend of style and practicality in this exceptional family townhouse.



Council Tax Band: C



This exceptional family townhouse boasts the highest specification developer upgrades, such as:

- Chrome sockets throughout
- Enhanced carpeting package
- Karndean flooring in the kitchen/dining room
- Towel rail radiators in all bathrooms
- External power socket & front and rear lighting
- Elegant ceiling spotlights

The vendors have significantly enhanced the property by installing a striking anthracite grey kitchen with an island unit, creating a delightful space complemented by a charming bay window. The property has been meticulously decorated, making it a turnkey residence.

### 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

Upon entering through the front door, you step into the hallway, featuring a radiator, stairs leading to the first floor, and Karndean flooring.

### WC

Equipped with a two-piece suite including a wall-mounted washbasin with a mixer tap and tiled splashbacks, as well as a low-level WC and a radiator.

### Kitchen/Dining Room

27'4" x 13'0"

The kitchen dining room has been transformed from its original state into a stunning open-plan space, perfect for entertaining and relaxation. Natural light floods the room from windows on three sides, including a beautiful bay window. It features a cohesive set of base and eye-level units with ample worktop space, a stainless steel sink with a single drainer and mixer tap, an integrated dishwasher, washing machine plumbing, an eye-level electric fan-assisted double oven, and a built-in five-ring gas hob with an extractor hood above. Additionally, there is a charming island unit with wood grain effect drawers and cupboards. The room is complete with a radiator, Karndean flooring, and French doors leading to the rear garden.

### Landing

Staircase ascending to the second level, integrated cupboard, side window allowing natural light to illuminate the space.

### Sitting Room

12'5" x 13'0"

The sitting room is a delightful family area, with a twin aspect that welcomes in natural light through two front windows and a side window. It is complete with a radiator for added comfort.

### Bedroom 2

7'7" x 13'0"

A spacious double bedroom features dual aspects, with two windows at the rear and one to the side, complemented by a radiator.

### Bedroom 1

9'4" x 13'0"

The principal bedroom boasts fitted wardrobes with mirrored sliding doors, akin to bedroom 2. It also includes a window to the side, two windows to the front, and benefits from an en suite shower room.

### En-suite

Equipped with a three-piece suite including a pedestal washbasin with a mixer tap and tiled splashbacks, a tiled shower enclosure with a power shower and glass screen, and a low-level WC, complemented by a heated towel rail.

### Landing

Window on the side allows natural light, while doors grant access to:

### Bedroom 3

9'1" x 13'0"

A third double bedroom with dual aspect, featuring two windows to the rear, one to the side, a built-in storage cupboard, and a radiator.

### Bathroom

Featuring a three-piece suite including a panelled bath with an independent electric oven, mixer tap, and glass screen, a pedestal wash hand basin with a mixer tap, and a low-level WC. Complete with tiled splashbacks and a heated towel rail.

### Outside

The rear garden features a predominantly lawned area with a paved section adjacent to the house. Enclosed by a 6ft wall and timber fencing, it provides gated access to the side. Additionally, there is an external tap for added convenience.

### Off-Road Parking

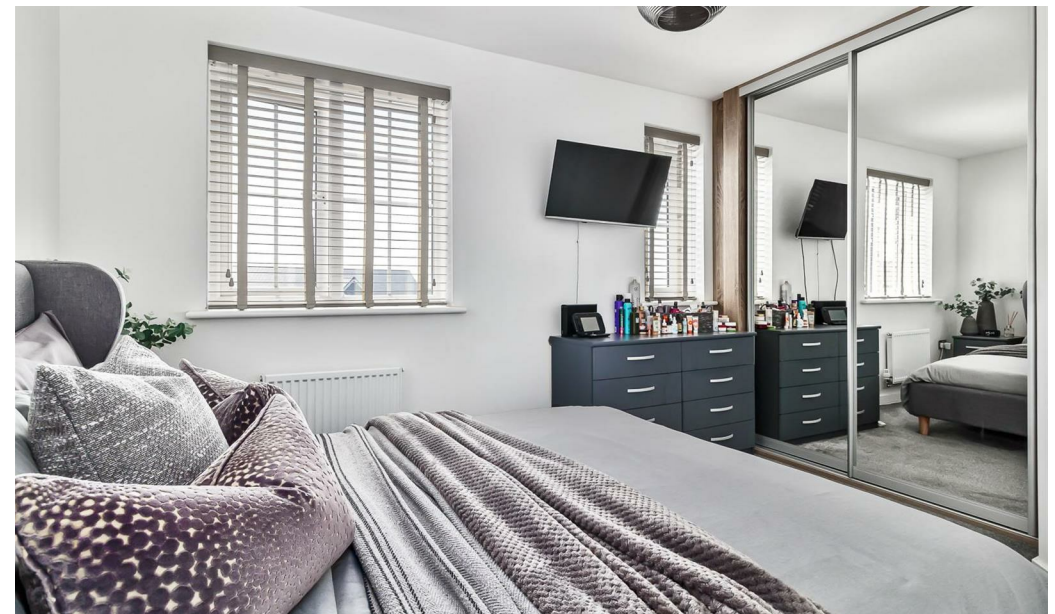
A tarmac driveway at the back of the garden offers off-road parking for up to two vehicles.

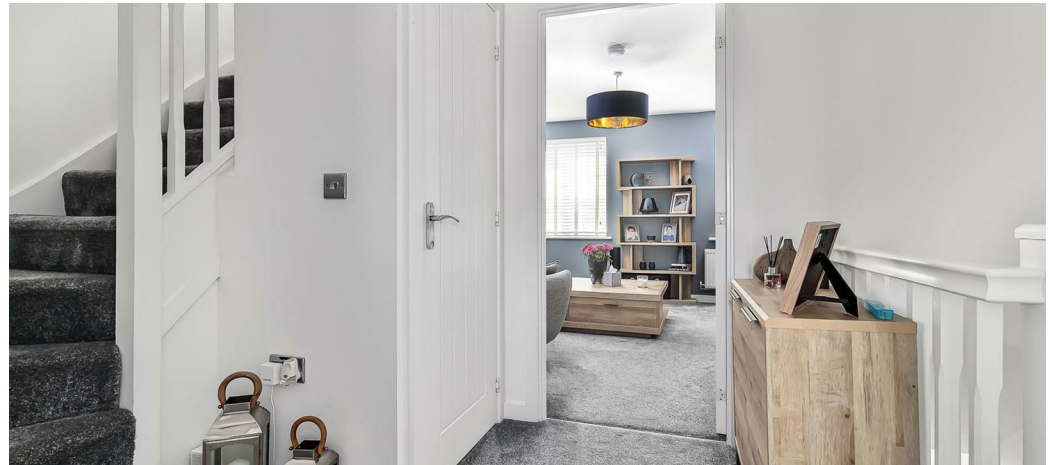
### Viewings

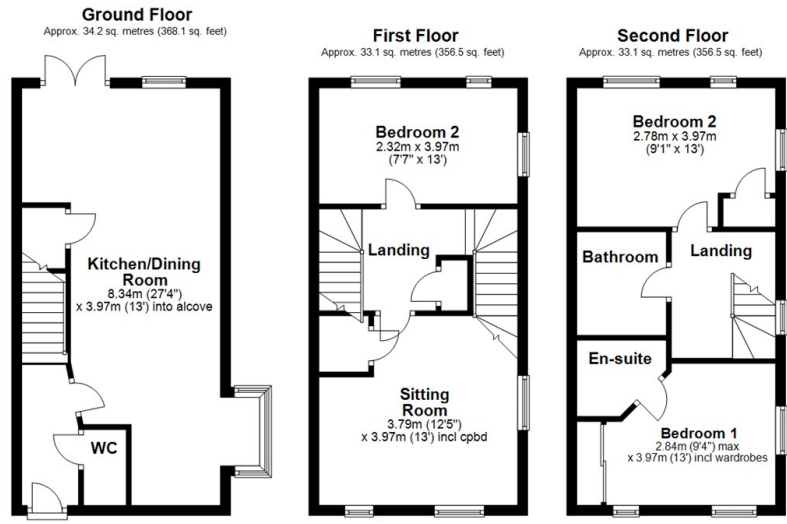
By appointment with the agents.

### Special Notes

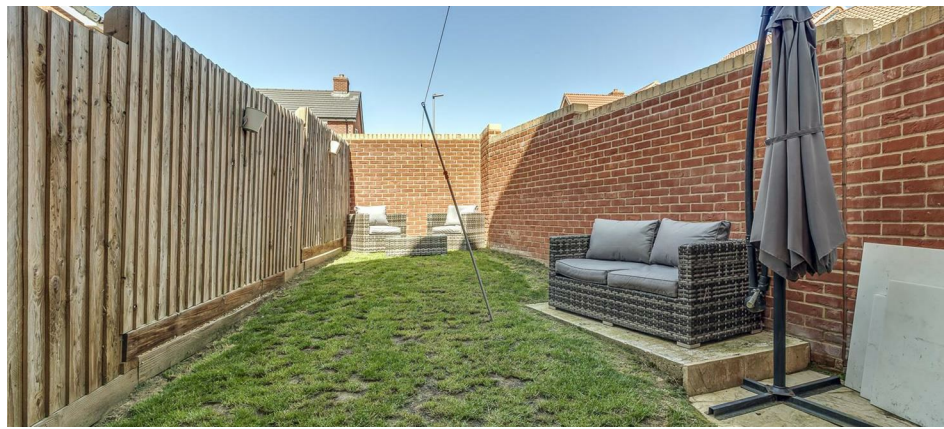
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 100.4 sq. metres (1081.0 sq. feet)



### Viewings

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

### Council Tax Band C

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	