







56 Vetch Walk, Haverhill, Suffolk, CB9 7YE

£245,000

- Spacious kitchen/dining room layout
- Low-maintenance garden with decking
- UPVC double glazing throughout

- Modernised downstairs WC and bathroom
- Overlooks a pleasant green space
- Gas central heating

- Three bright, well-sized bedrooms
- Convenient for Cambridge and A11
- Well-presented home throughout.

56 Vetch Walk, Haverhill CB9 7YE

Located on the sought-after Chimswell development, this well-presented home offers spacious accommodation and overlooks a charming green. Perfectly positioned for commuters, the property provides convenient access to the A1307, making journeys to Cambridge and the A11 effortless. Key highlights include a generous kitchen/dining room, ideal for families or entertaining, a modernised downstairs WC, and an updated bathroom suite. With UPVC double glazing, gas central heating, and a low-maintenance garden featuring decking and artificial lawn, this house is designed for both comfort and convenience.





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.

Ground Floor

Entrance Hall

Step into this welcoming entrance hall featuring wooden flooring, a radiator, and stairs leading to the first floor. A doorway provides access to:

WC

Conveniently located on the ground floor, this cloakroom is fitted with a stylish

two-piece suite, including a vanity wash hand basin with mixer tap and tiled splashback, as well as a low-level WC. The room also features a window to the front, tiled flooring, and a wall-mounted gas combination boiler.

Kitchen/Dining Room (4.83m x 4.37m max)

An ideal space for families or entertaining, this generously sized kitchen/dining room is fitted with matching base and eye-level units, complemented by worktop space, a stainless steel sink with single drainer and mixer tap, and plumbing for a washing machine and dishwasher. The kitchen also boasts a fitted electric fan-assisted oven, a built-in four-ring gas hob with extractor hood, a radiator, and wooden flooring. Natural light streams in through a window to the front, while an archway opens up to the sitting room.

Sitting Room (5.38m x 3.05m)

This spacious and light-filled sitting room offers the perfect place to relax, featuring a window to the rear, a radiator, and French doors leading out to the garden.

First Floor

Landing

The first floor landing offers a built-in airing cupboard, an additional storage cupboard, and loft access. Doors lead to all upstairs rooms.

Bedroom 1 (3.45m x 3.36m)

This comfortable double bedroom includes a window to the front, a radiator, and two built-in double wardrobes, offering plenty of storage space.

Bedroom 2 (3.85m x 2.67m)

A bright and airy second bedroom with a window overlooking the rear garden and a radiator.

Bedroom 3 (2.66m x 2.26m)

Perfect as a guest room or home office, this third bedroom also enjoys a rearfacing window and radiator.

Bathroom

The family bathroom is modern yet practical, featuring a three-piece suite comprising a panelled bath with an independent power shower and glass screen, a vanity wash hand basin with mixer tap, and a low-level WC. Full-height tiling, a heated towel rail, a window to the front, and tiled flooring complete this stylish space.

Outside

The garden is designed for low-maintenance enjoyment. A timber decking area immediately outside the house provides a delightful space for seating and entertaining. Steps lead down to an artificial lawn, ideal for year-round use. A pathway runs through the garden to a paved area with a brick-built shed and access to a residents' pathway via a rear gate.

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.















Sitting Room 3.05m x 5.38m (10' x 17'8") Kitchen/Dining Room 4.83m (15'10") x 4.37m (14'4") max Entrance Hall WC

First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)

Bedroom 3
2.26m x 2.66m
(7'5" x 8'9")

Landing

Bedroom 1
3.45m x 3.36m
(11'4" x 11')

Bathroom
1.90m x 1.97m
(6'3" x 6'5")

Total area: approx. 86.2 sq. metres (927.9 sq. feet)

Directions

Viewings

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

Council Tax Band



