



3 Hamlet Road, Haverhill, Suffolk, CB9 8EE

£265,000

- Spacious period property over two floors
- Generous dining room
- Low-maintenance garden
- Three generous bedrooms
- Attractive kitchen/breakfast room
- Convenient central location
- Bright sitting room with bay window
- Stylish bathroom and separate shower room
- Gas central heating

3 Hamlet Road, Suffolk CB9 8EE

A beautifully presented period property offering spacious and versatile living across two floors.

The ground floor features an inviting entrance hall, a bright sitting room with a bay window and feature fireplace, a generous dining room with built-in storage, a modern shower room, and a well-equipped kitchen/breakfast room with integrated appliances.

Upstairs, the property boasts three bedrooms, including a spacious main bedroom with a feature fireplace, and a family bathroom

The property benefits from a charming rear garden with a paved patio and low-maintenance artificial lawn, all enclosed by a red brick wall for added privacy. Conveniently located, this home perfectly balances character and practicality, making it ideal for a range of buyers.



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

Welcoming entrance hall featuring a radiator and entrance door, with access to:

Sitting Room 4.01m (13'2") x 2.74m (9')

A bright and spacious sitting room with a charming bay window to the front, a feature fireplace with a timber Victorian-style surround, and a radiator for added

comfort.

Dining Room 4.01m (13'2") x 3.66m (12')

A generously sized dining room with a window to the side, a radiator, and a built-in storage cupboard, offering both practicality and character.

Rear Lobby

Wood effect LVT flooring, stairs leading to the first floor, and a door to:

Shower Room

A modern three-piece suite comprising a shower area with a fitted shower, a pedestal wash hand basin, a low-level WC, and a heated towel rail. The room is fully tiled to all walls with tiled flooring, creating a sleek and easy-to-maintain space.

Kitchen/Breakfast Room 3.66m (12') x 2.88m (9'5")

A well-appointed kitchen fitted with matching base and eye-level units, rounded-edge worktops, and a stainless steel sink unit with a single drainer and mixer tap. Additional features include plumbing for a washing machine, space for a fridge/freezer, an electric fan-assisted oven, a built-in four-ring gas hob with an extractor hood, a window to the side, and wood effect LVT flooring.

First Floor

Landing

Bright landing with a window to the side and access to:

Bedroom 1 3.78m (12'5") x 3.76m (12'4")

A spacious main bedroom with a window to the side, a feature fireplace with a Victorian-style surround, and a radiator.

Bedroom 2 4.01m (13'2") x 2.74m (9')

A generously proportioned second bedroom featuring a window to the front and a

radiator.

Bedroom 3 2.81m (9'3") x 2.54m (8'4")

A cosy third bedroom with a Velux window and a radiator, ideal as a guest room or home office.

Bathroom

A well-presented bathroom with a three-piece suite comprising a panelled bath, a pedestal wash hand basin, and a low-level WC. The space also includes tiled splashbacks, a heated towel rail, and a window to the side. A door provides direct access to Bedroom 3.

Outside

The rear garden is a delightful feature of the home, with a paved patio area directly accessible from the house, perfect for outdoor seating and entertaining. The majority of the garden is laid to artificial lawn and enclosed by a red brick wall, providing both privacy and charm. A gated access leads to a pedestrian pathway.

Viewings

By appointment with the agents.

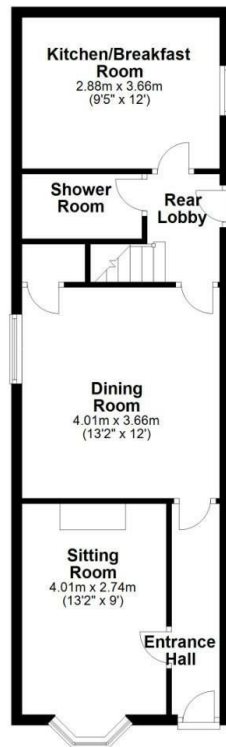
Special Notes

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.

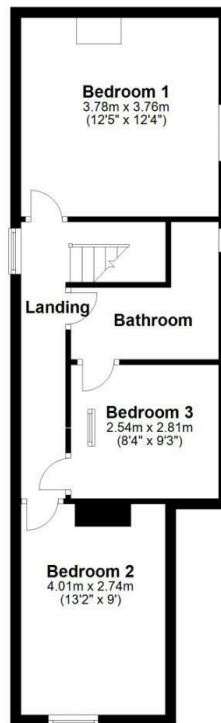




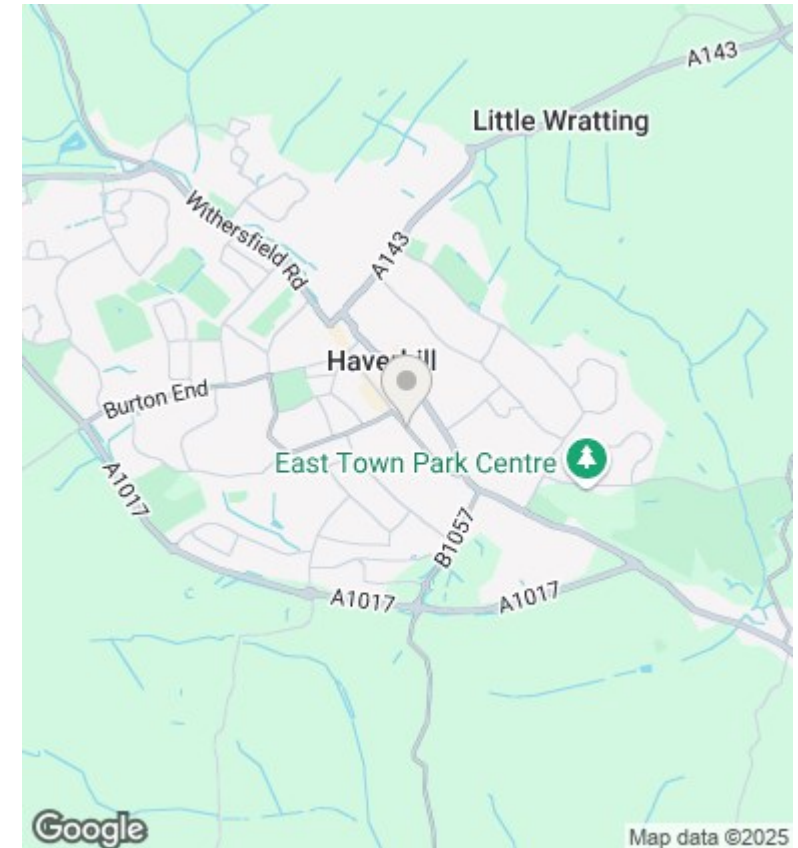
Ground Floor
Approx. 49.0 sq. metres (527.0 sq. feet)



First Floor
Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC