



54 Shetland Road, Haverhill, CB9 0LR

£300,000

- THREE BEDROOM DETACHED HOME
- OPEN-PLAN KITCHEN/DINING ROOM
- ATTACHED GARAGE WITH POWER AND LIGHTING
- LOCATED ON THE POPULAR WILSEY DEVELOPMENT
- CONSERVATORY OVERLOOKING THE GARDEN
- CONCRETE DRIVEWAY PROVIDING OFF-ROAD PARKING
- SPACIOUS REAR AND SIDE GARDENS
- BRIGHT SITTING ROOM WITH FRONT ASPECT
- GAS RADIATOR HEATING AND DOUBLE GLAZING

# 54 Shetland Road, Haverhill CB9 0LR

SET ON THE POPULAR WILSEY DEVELOPMENT, THIS THREE-BEDROOM DETACHED HOME OCCUPIES A GENEROUS CORNER PLOT WITH SPACIOUS REAR AND SIDE GARDENS, ALONG WITH A GARAGE AND DRIVEWAY.

The property offers a practical layout including a bright sitting room, open-plan kitchen/dining room, and a conservatory overlooking the garden. Upstairs are three well-proportioned bedrooms and a family bathroom.

Ideally located within easy reach of Haverhill Golf Course, the home also benefits from double glazing and gas radiator heating, making it a well-rounded choice in a desirable residential setting.



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.

## Accommodation

### Porch

Welcoming entrance porch offering a practical space for coats and shoes, with access into the main living area.

### Sitting Room

3.75m (12'4") x 3.31m (10'10")

Originally separated by an entrance hall, this reception room has been opened up to create a more spacious layout. A large window to the front provides plenty of natural light, and there's a useful under-stairs storage cupboard, radiator, and staircase leading to the first floor. The original wall could be reinstated if a buyer preferred a separate hallway.

### Kitchen/Dining Room

5.05m (16'7") x 2.80m (9'2")

A generous kitchen/dining space fitted with a matching range of units and a 1½ bowl stainless steel sink with mixer tap. Appliances include an integrated electric fan-assisted oven, four-ring gas hob with extractor hood above, and plumbing for a dishwasher. With tiled flooring, a radiator, window overlooking the rear garden, and patio doors opening into the conservatory, this space is ideal for family meals or entertaining.

### Conservatory

A bright and versatile space of half-brick and uPVC double glazed construction, finished with wooden flooring. French doors open directly onto the rear garden, making it an excellent additional reception area, garden room, or home office.

### Landing

Doors provide access to all first floor rooms. There is a built-in airing cupboard for useful storage and access to the loft.

### Bedroom 1

3.52m (11'7") max x 3.05m (10')

A spacious double bedroom with window to the side, built-in storage cupboard, radiator, and sliding door. Offers a peaceful and private feel.

### Bedroom 2

3.45m (11'4") x 2.97m (9'9")

A well-sized second double bedroom with front-facing window and radiator, offering plenty of space for wardrobes and furnishings.

### Bedroom 3

2.51m (8'3") x 1.98m (6'6")

A single bedroom with built-in storage and radiator. Ideal for use as a child's room, study, or guest space.

### Bathroom

Fitted with a three-piece suite comprising a panelled bath with independent electric shower over, pedestal wash hand basin with mixer tap, and low-level WC. Window to the

rear and radiator.

#### Outside

The front garden is neatly presented with a small lawn and a paved pathway leading up to the entrance porch. Decorative planters and established shrubs provide a touch of greenery and colour, creating a welcoming and tidy approach to the property.

The rear garden is well maintained and offers a practical mix of lawn and paved areas, ideal for everyday use and outdoor seating. A spacious patio extends from the conservatory around to the side of the house, providing plenty of room for furniture and entertaining.

The garden is enclosed by timber fencing and features a neatly kept lawn with a raised planting border, as well as a variety of potted plants that add seasonal colour. A timber shed and greenhouse provide useful storage and workspace, and there is an outside tap for convenience. The garden enjoys a good degree of privacy and a pleasant, sunny outlook.

#### Garage & Driveway

To the side of the property is a concrete driveway providing off-road parking and access to an attached single garage. The garage is fitted with an up-and-over door, power and lighting, and also benefits from a rear access door leading directly into the garden.

#### Viewings

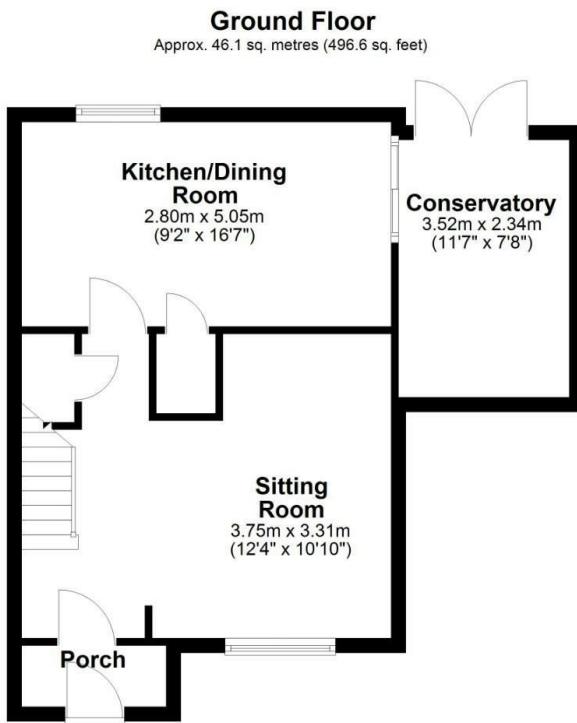
By appointment with the agents.

#### 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.







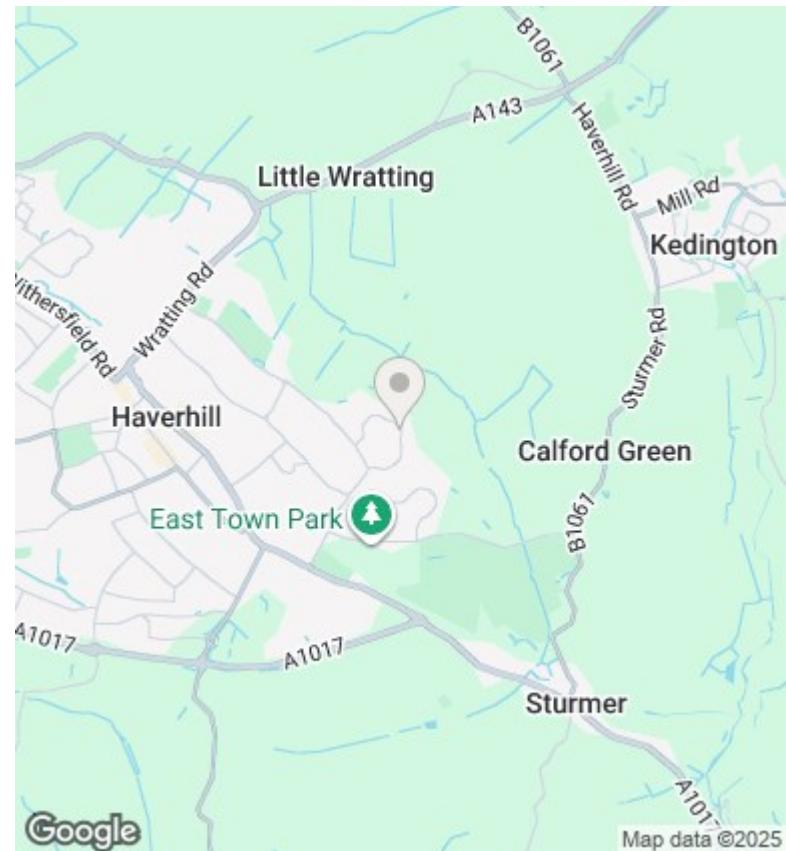
## Directions

## Viewings

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

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75
(81-91)	B	67
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC