



White House, Wrattling Road, Haverhill, CB9 0DE

Guide Price £650,000

- Expansive open-plan kitchen/family room
- Versatile Living Space
- Stylish family bathroom with bath & shower
- Bi-fold doors to rear terrace
- Five / Six bedrooms
- Generous landscaped rear garden and rear terrace
- Bright sitting room with fireplace
- Principal bedroom with ensuite
- Large block-paved driveway parking

Wratting Road, Haverhill CB9 0DE

A STRIKING AND SUBSTANTIAL INDIVIDUAL DETACHED HOME - NO ONWARD CHAIN

This impressive, detached home combines substantial space with remarkable versatility. At its heart lies a stunning open-plan kitchen and family room, complete with bi-fold doors that flood the space with light and open directly onto the garden. The ground floor also offers a bright and welcoming sitting room, a flexible study or dining room, a hobby room / office, and a practical utility room.

Upstairs, five/six generous double bedrooms together with a versatile dressing room/sixth bedroom provide ample accommodation. The luxurious principal suite enjoys a stylish en-suite bathroom, while Bedroom 2 benefits from a useful mezzanine office area. A large family bathroom and an additional shower room complete the upper floor.

The rear garden is a true highlight, featuring a large terrace for entertaining, a sweeping lawn, mature planting, and a tranquil pond with decking. The attractive frontage includes an impressively large block-paved driveway that offers parking for multiple vehicles.



Council Tax Band: F



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

The property is entered through a welcoming hallway which features useful under-stairs storage, a radiator, and stairs rising gracefully to the first floor.

KITCHEN / FAMILY ROOM

14'2" x 40'2"
The true heart of this home is the expansive kitchen and family room, a light-filled space designed for modern living. Full-width bi-fold doors open onto the terrace, seamlessly connecting indoors with the garden and creating the ideal setting for summer entertaining. The room is beautifully finished with an attractive wood burning stove, recessed ceiling lighting, centralised under-floor heating and a stylish layout that offers distinct areas for cooking, dining, and relaxing.

The kitchen itself is superbly appointed with an extensive range of contemporary units complemented by polished granite worktops. A central island with breakfast bar seating provides a perfect spot for casual dining or socialising while cooking. The layout includes integrated appliances, an induction hob, a built-in oven, and ample preparation space. Large windows frame views over the rear garden, ensuring the whole room feels bright and welcoming.

With generous proportions and a sociable layout, this open-plan space will instantly appeal to families and anyone who loves to entertain.

STUDY/DINING ROOM

10'7" x 13'8"
This versatile reception room is enhanced by a charming feature fireplace and picture rail, with a large window to the front filling the space with natural light. It is ideal for use as either a formal dining room, a study, or a snug.

SITTING ROOM

19'5" x 11'5"
The sitting room is a bright and welcoming space, with a large front-facing window that fills the room with natural light and provides pleasant views. A feature fireplace with a painted surround creates a central focal point, complemented by elegant coving and tasteful décor. The generous proportions make it perfect for both everyday relaxation and entertaining, with ample space for multiple seating arrangements. The room flows openly into the kitchen and family room, creating a sociable and versatile living area.

WC

The ground floor cloakroom is fitted with a modern two-piece suite including a wash hand basin, low-level WC, and a handy storage cupboard.

HOBBY ROOM / OFFICE

14'7" x 10'7"
This flexible additional space is filled with natural light from the front aspect window and could be used as a playroom, home office, gym, or studio, depending on individual needs.

UTILITY ROOM

8'5" x 7'8"
The utility room provides excellent practicality with a stainless steel sink and mixer tap, plumbing for a washing machine, and space for a tumble dryer and additional fridge/freezer. A door leads to a covered side area with further storage and direct access to both the garden and the front of the property.

FIRST FLOOR

LANDING

The first-floor landing is filled with natural light from a large window and features a stylish modern light fitting above the stairwell. A useful built-in bench seat runs along one wall, adding character as well as a handy spot to pause. The landing also connects seamlessly to all first-floor rooms and also provides access to the loft via a fitted ladder.

BEDROOM ONE

18'11" x 11'8"
The principal bedroom is a superbly proportioned double, beautifully presented with a large rear-facing window that fills the room with natural light and frames views over the garden. The room is thoughtfully designed with fitted wardrobes providing excellent storage, along with bespoke open shelving that adds both character and practicality. There is ample space for additional furnishings, including a dressing table, while recessed ceiling lights create a bright and airy feel. A door leads directly through to the private ensuite, completing this stylish and comfortable main bedroom.

ENSUITE

The ensuite shower room is stylishly fitted with a shower enclosure, wash hand basin, low-level WC, heated towel rail, and obscure glazed window.

BEDROOM TWO

14'11" x 10'5"
This versatile bedroom includes a raised study area, (1.40m x 2.05m / 4'7" x 6'9") making it perfect for teenagers, hobbies, or working from home, and enjoys a front aspect outlook.

BEDROOM THREE

14'0" x 12'2"
Another comfortable front-facing double bedroom, well-proportioned and complete with radiator.

BEDROOM FOUR

12'0" x 11'5"
A light-filled double bedroom overlooking the front of the property, featuring fitted wardrobes, a picture rail and radiator.

BEDROOM FIVE

9'3" x 10'9"
A well-sized double bedroom located to the rear of the property, complete with a radiator and pleasant garden views.

DRESSING ROOM / BEDROOM 6

9'11" x 5'3"

Currently arranged as a dressing room, this flexible space is fitted with wardrobes and enjoys natural light from a side window. It could equally serve as a sixth bedroom, nursery, or home office, depending on requirements.

SHOWER ROOM

The shower room is neatly presented with an electric shower, wash hand basin, low-level WC, and heated towel rail.

BATHROOM

The family bathroom is both stylish and practical, finished with a distinctive design that combines modern fittings with characterful detail. A white panelled bath sits alongside a curved glass shower enclosure, tiled with striking green mosaic for a vibrant feature. The suite also includes a contemporary wash hand basin, low-level WC, and a heated towel rail. White wall tiling with a decorative mosaic border, paired with a chequered floor, adds personality and a touch of retro charm, while recessed lighting ensures the space feels bright and inviting.

OUTSIDE

The rear garden is a real highlight of this home, combining generous proportions with a thoughtful design. Directly behind the house, a broad paved terrace offers the perfect setting for outdoor dining and entertaining, with bi-fold doors linking seamlessly to the kitchen and family room. From here, steps rise to an expansive lawn, bordered by mature trees, established planting, and well-tended beds, creating a private and picturesque outlook.

A winding pathway meanders through the garden, enhancing the sense of space and leading to different areas of interest. A feature pond sits within a paved surround and is complemented by a decked seating area, providing a tranquil spot to sit and enjoy the water feature. With plenty of room for children to play, space for outdoor games, and multiple areas for relaxation, this is very much a garden that caters for family life as well as entertaining.

The garden is fully enclosed by fencing and natural screening, ensuring privacy and security while maintaining an open and inviting feel.

DRIVEWAY

The attractive landscaped frontage benefits from a substantial block-paved driveway provides excellent off-road parking for several vehicles, ensuring convenience for busy households and visiting guests.

Viewings

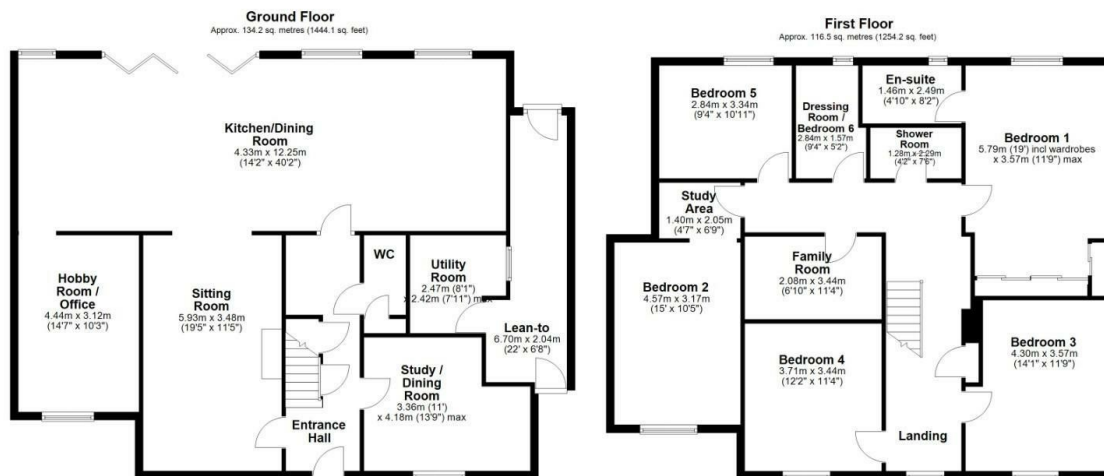
By appointment with the agents.

Special Notes

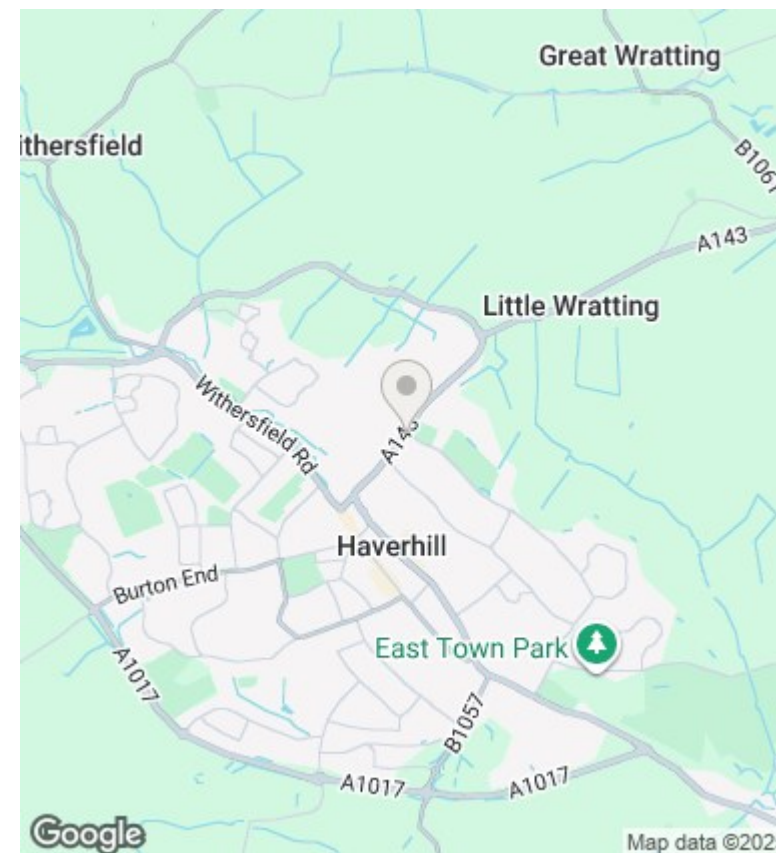
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 250.7 sq. metres (2698.4 sq. feet)




Directions

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

Viewings

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

Council Tax Band

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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  |

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