



62 Arrendene Road, Haverhill, CB9 9JT

£315,000

- Detached two-bedroom bungalow
- Bright kitchen with tiled floor
- Modern shower room
- Well presented throughout
- Spacious sitting room
- Block-paved drive & garage
- Popular Arrendene development
- Garden room with patio doors
- No onward chain

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WELL-PRESENTED DETACHED BUNGALOW WITH NO ONWARD CHAIN

This two-bedroom detached bungalow is set within the popular Arrendene development and offers well-presented, easy-to-maintain accommodation throughout. The home includes a bright kitchen, generous sitting room leading to a sunny garden room, two double bedrooms and a modern shower room. Outside, there is a private rear garden, block-paved driveway and an attached garage. Benefitting from double glazing and gas central heating, the property is offered with no onward chain and would suit those looking to downsize or enjoy single-storey living close to local amenities.



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.

ENTRANCE HALL

A welcoming hallway with two radiators and useful built-in storage, including a cupboard housing the boiler. Doors lead to the principal rooms.

KITCHEN 10' 6" x 7' 10" (3.2m x 2.39m)

A bright, well-planned kitchen with a wide double glazed window to the front and a practical tiled floor. Fitted with a good range of base and eye-level cupboards with worktops over and an inset stainless steel sink and drainer. Space and plumbing for appliances, along with space for a cooker and fridge/freezer.

SITTING ROOM 13' 9" x 13' 1" (4.19m x 3.99m)

A comfortable, light-filled living space featuring a large rear window and French doors that open directly into the sun room. Radiator.

SUN ROOM 12' 10" x 6' 05" (3.91m x 1.96m)

Enjoying garden views with windows to the side and rear, this versatile room makes an ideal dining or relaxation area, with patio doors leading out to the garden.

BEDROOM ONE 11' 2" x 11' 1" (3.4m x 3.38m)

A peaceful double bedroom overlooking the rear garden, complete with radiator.

BEDROOM TWO 14' 6" x 10' 0" (4.42m x 3.05m)

A generously sized front-facing double bedroom with radiator, offering excellent space for wardrobes and additional furniture.

SHOWER ROOM

A smartly updated bathroom featuring a shower cubicle, WC and wash hand basin with tiled splashbacks. Double glazed window to the rear.

OUTSIDE

To the front is a neat, low-maintenance garden with established planting. The rear garden is a good size, designed for easy upkeep, with a generous patio for entertaining, an array of planted beds and a raised seating area. Gated side access and a personal door lead through to the garage.

GARAGE & DRIVEWAY

A single attached garage with up-and-over door, light and power, plus roof storage. Personal door to the rear garden. The block-paved driveway in front provides private parking.

Viewings

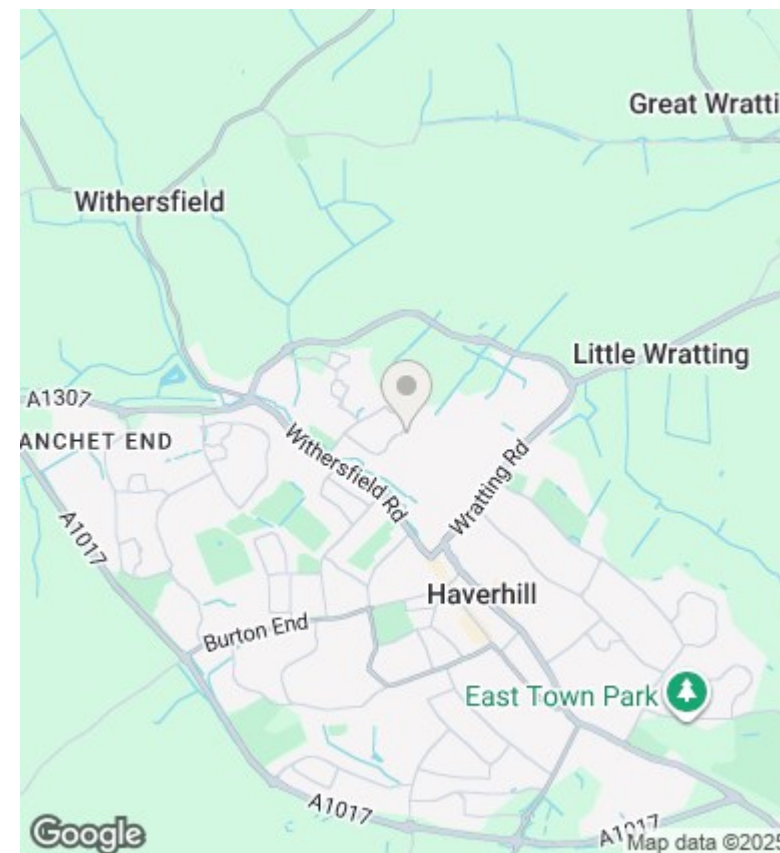
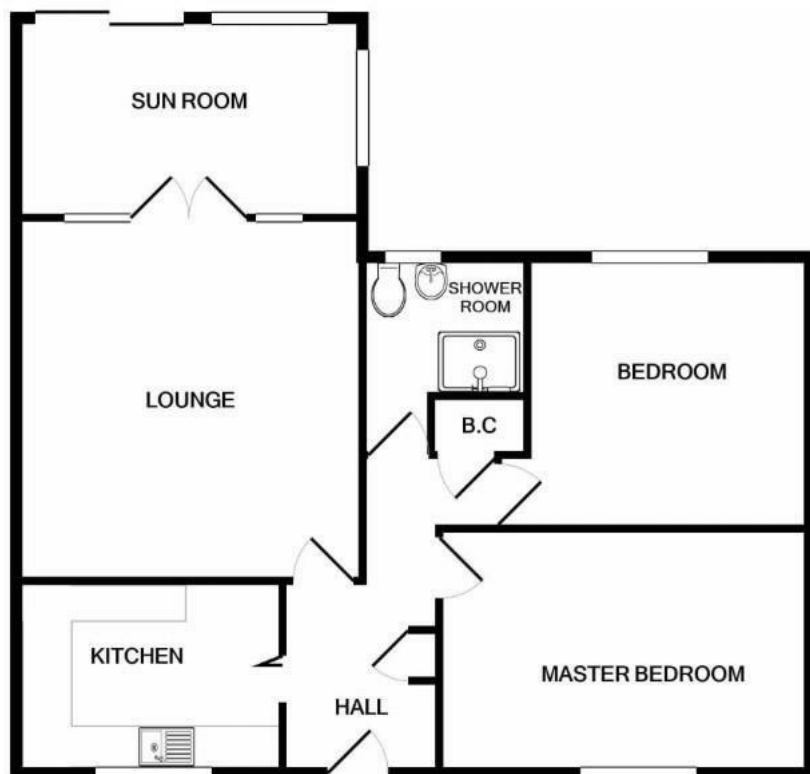
By appointment with the agents.

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

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 