

## Summary

This beautiful, character-filled home offers a rare opportunity to own a piece of history in a prominent town centre location. Situated under the shadow of the Old Independent Church, the property boasts four bedrooms, dressing room, tandem garage, bathroom, WC, walled gardens & solar panels.

## Description

### Approximate Room Sizes

**THE PROPERTY** This beautiful, character-filled home offers a rare opportunity to own a piece of history in a prominent town centre location. Situated under the shadow of the Old Independent Church, the property boasts an impressive amount of living space, including four double bedrooms, two reception rooms, a cellar, a double-length garage, and walled gardens.

As you approach the property, you'll be immediately inspired by its prime location, just a short walk from the town centre and its amenities. The integrated garage with an electric roll-up door (& remote control access) provides peace of mind and convenience when returning home.

Step inside to a grand entrance hall, where panelled walls and wood flooring create a welcoming ambiance. The entrance hall also features stairs to the first floor and a ground floor WC. The kitchen offers a generous range of base and eye-level units with solid wood worktops over, an inset ceramic butler sink, space for a range cooker, fridge/freezer, and washing machine, along with a built-in dishwasher. There is also a fitted water softener.

Next, you'll find the impressive dining room, brimming with character. Beam-laden walls, a feature fireplace with fully functioning log burner, perfect for those cosy evenings, and a bay window to the front enhance its charm. The French windows at the rear illuminate the cosy and stylish sitting room, making it a perfect space for relaxation.

On the first floor, the home offers an abundance of space. All four bedrooms are generous doubles, with the master bedroom benefiting from a dressing room. The spacious family bathroom exudes classic Victorian style, featuring a bath and a separate shower enclosure.

Step outside to discover a wonderful walled rear garden, boasting impressive views of the historic Old Independent Church. This outdoor space invites you to be immersed in the rich history of your surroundings. From the patio, a door provides access to the utility room, which leads into the garage and a staircase descending to the cellar.

Meticulously improved over recent years, including a new double pitch roof installed in 2023, complete with new fascias & guttering, with a 10 year warranty. The property combines stylish, classic character with modern amenities such as solar panels, as well as full double glazing throughout. This timeless home blends charm and history with contemporary comforts, making it an honour to call home.

ENTRANCE HALL
WC
KITCHEN/BREAKFAST ROOM 14' 6" x 11' 5" (4.42m x 3.48m)
DINING ROOM 16' 2" x 13' 1" (4.93m x 3.99m)
SITTING ROOM 12' 0" x 11' 8" (3.66m x 3.56m)
UTILITY ROOM
CELLAR
first floor:
BEDROOM ONE 15' 5" x 11' 10" (4.72m x 3.61m)
DRESSING ROOM 13' 3" x 8' 2" (4.04m x 2.51m)
BEDROOM TWO 13' 8" x 10' 4" (4.17m x 3.15m)
BEDROOM THREE 15' 5" x 11' 1" (4.72m x 3.38m)
BEDROOM FOUR 11' 10" x 10' 4" (3.61m x 3.15m)
BATHROOM
TANDEM GARAGE
Historical photo credit ©Sashasstudiosphotography

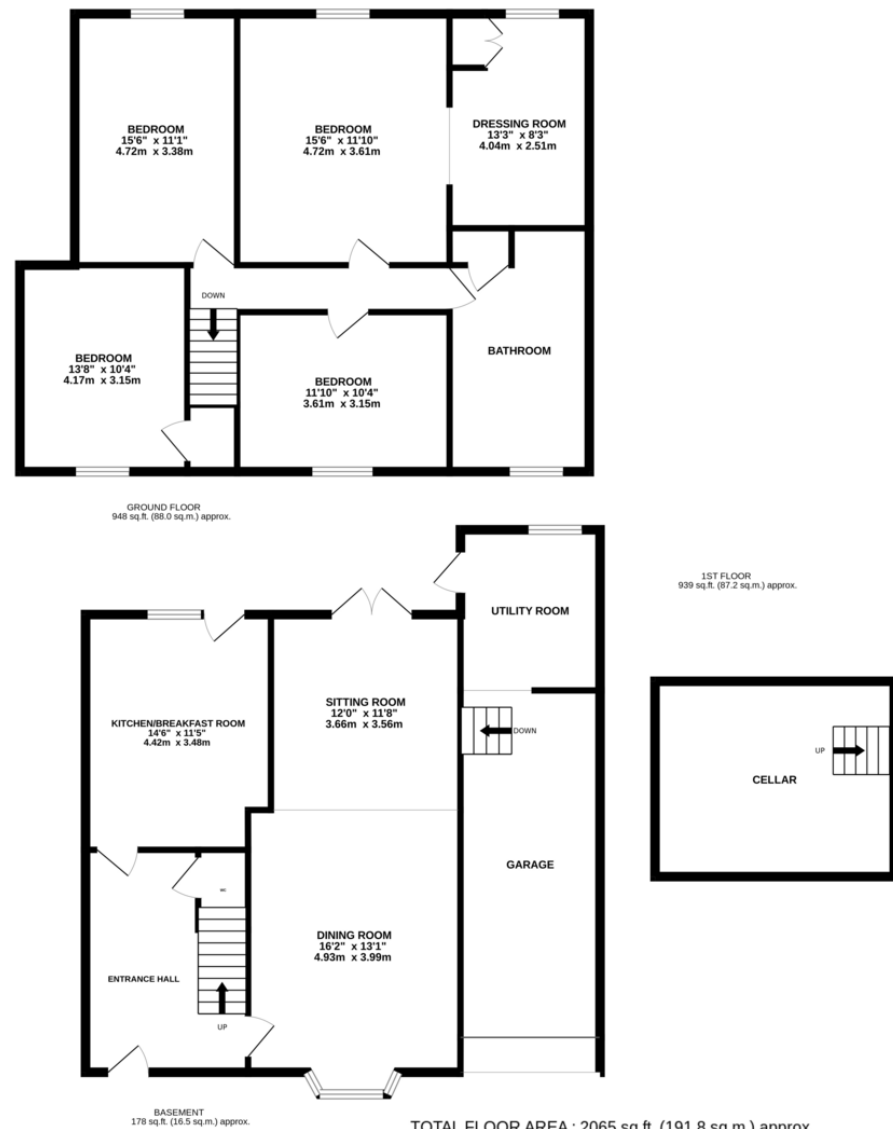
## Additional Information

Local Authority – St Edmundsbury Borough Council  
Council Tax Band – C  
Tenure – Freehold  
Services – all mains services  
Post Code – CB9 8EE

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01440 768919







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>73</b>
(55-68) <b>D</b>	<b>68</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Hamlet Road | Haverhill | CB9 8EE

£385,000

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- BEAUTIFUL CHARACTER HOME
- FOUR DOUBLE BEDROOMS
- DRESSING ROOM
- INTEGRATED TANDEM GARAGE
- CELLAR
- WEALTH OF CHARACTER THROUGHOUT
- BATHROOM & WC