



Wratting Road, Haverhill, CB9 0DA



Wrattling Road

Haverhill,
CB9 0DA

- Three Double Bedrooms
- Two / Three Reception Rooms
- Generous Open Plan Kitchen With Vaulted Ceiling
- Generous Gardens
- Garage & Workshop
- Desirable & Rarely Available Location
- Freehold
- Council Tax Band D

An attractive 1930's detached family home benefiting from three double bedrooms. The property enjoys a beautiful extension to rear to provide an open plan kitchen / family with a feature vaulted ceiling. Other notable features include generous gardens, garage and workshop. Offered for sale with NO ONWARD CHAIN (EPC Rating D)

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Guide Price £392,000





LOCATION

Haverhill is a thriving and popular market town and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

GROUND FLOOR

ENTRANCE HALL Radiator, wooden flooring, stairs to first floor, under stairs cupboard, door to:

WC Window to side, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC.

SITTING ROOM 3.28m (10'9") x 3.13m (10'3") Bow window to front, feature fireplace, radiator.

UTILITY AREA 3.05m (10') x 2.37m (7'9") Fitted base units, plumbing for washing machine and dishwasher, space for tumble dryer, window to side, radiator, tiled flooring, open plan to:

KITCHEN / DINING ROOM 5.51m (18'1") x 5.13m (16'10") Wonderful open plan room with Vaulted ceiling, fitted range of base units with round edged worktops, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, two windows to side, window to rear, two radiators, wooden flooring, open plan to:

SNUG AREA 4.06m (13'4") x 3.05m (10') Feature fireplace, radiator, wooden flooring, fitted book shelf.

FIRST FLOOR

LANDING Window to side.

MASTER BEDROOM 3.67m (12') x 3.05m (10') Bow window to front, radiator, open plan to Storage cupboard.

BEDROOM TWO 4.09m (13'5") x 3.05m (10') Window to rear, radiator, wooden flooring, door to:

BEDROOM THREE 3.01m (9'11") x 2.37m (7'9") Window to rear, radiator.

FAMILY BATHROOM Fitted with four piece suite comprising roll top bath with mixer tap, wall mounted wash hand basin with mixer tap, shower area with fitted shower over and glass screen and low-level WC, heated towel rail, window to side, three windows to front, tiled flooring.

OUTSIDE The property enjoys generous gardens to both the front and rear. The rear garden has a small patio area from the house with stepped flower and shrub display beds leading your eye to the main garden. The remaining area is in split level providing to generous lawn areas with a curved block paved pathway joining the lawns, the second tier of lawn has feature patio area along with a brick barbecue providing a nice entertaining area. The garden is well stocked with an array of mature shrubs, hedgerows as well as some mature trees. At the far end of the garden there is a hard standing area providing off street parking and this leads on to a garage & workshop. The front and rear gardens both benefit from out door power sockets and to the rear is an outside tap. The garage and workshop also has power and light connected.

GARAGE & WORKSHOP A timber framed garage & workshop lies to the rear of the property along with hard standing to side providing parking. The garage has electric up and over door, power and light connected, two windows to front, window to side and a personal door to the side.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - D

Property Type - Detached House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 1173 Sqft

Parking - Garage and off road parking for two vehicles
Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Main Gas supply, gas central heating to radiators. Two fireplaces (unused).

Broadband - Ultrafast Full Fibre broadband is available to the cabinet

Mobile Signal/Coverage - Good

VIEWINGS

By appointment through the Agents.

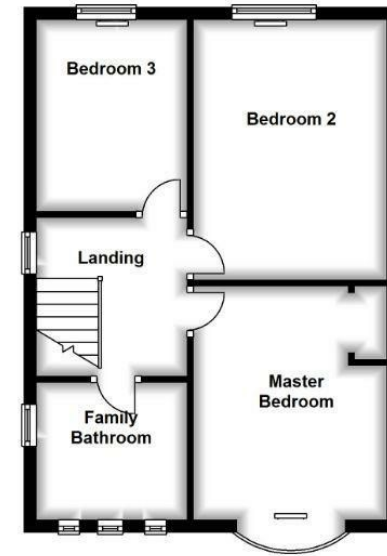
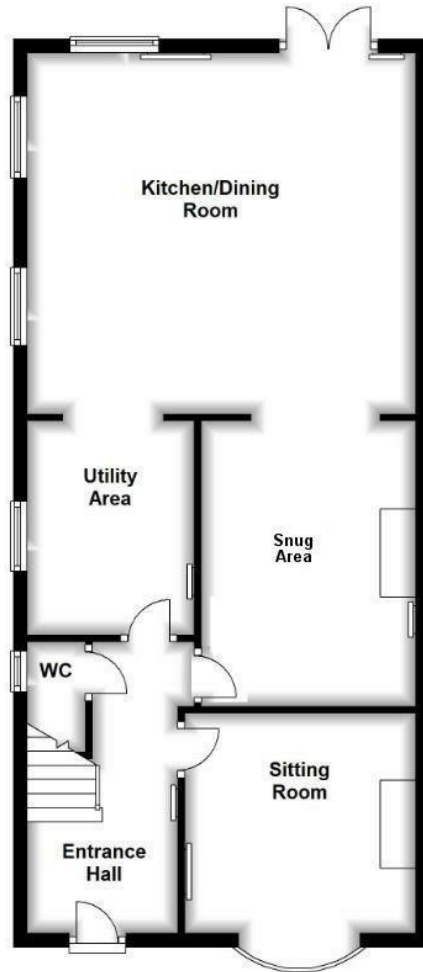
SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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England & Wales EU Directive 2002/91/EC

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Local Authority - West Suffolk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.