



## 10 Ufford Place, Haverhill, CB9 0HS

£230,000

- Three good-sized bedrooms
- Rear porch garden access
- Double glazed throughout
- Spacious kitchen/breakfast room
- South-facing landscaped garden
- Popular Lower Chalkstone location
- Generous sitting room
- Gas radiator central heating
- Communal parking to rear



# 10 Ufford Place, Haverhill CB9 0HS

## SPACIOUS FAMILY HOME WITH SOUTH-FACING GARDEN IN POPULAR LOCATION

Located on the popular Lower Chalkstone development, this well-maintained home offers three good-sized bedrooms, a spacious kitchen/breakfast room, and a generous sitting room. A useful rear porch addition opens onto a beautifully landscaped, south-facing garden—perfect for enjoying the sun. The property benefits from gas radiator heating, double glazing throughout, and access to communal parking. An ideal choice for families, first-time buyers or anyone seeking a comfortable, buy to let property.



Council Tax Band: B



## 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.

### Ground Floor

#### Entrance Hall

Welcoming entrance hall with stairs to the first floor, an open-plan layout, and access to:

#### WC

A practical downstairs cloakroom with a window to the front, featuring a two-piece suite including a vanity wash hand basin with mixer tap, tiled splashbacks, and a low-level WC.

#### Sitting Room 4.57m (15') x 4.21m (13'10")

A generously proportioned sitting room with a window to the rear, allowing for plenty of natural light. Karndean flooring adds a practical yet stylish touch. Door leading to:

#### Rear Porch

Bright and airy with a window to the rear and door opening directly onto the garden, perfect for easy access.

#### Kitchen/Breakfast Room 4.31m (14'2") x 2.60m (8'6")

A well-sized kitchen fitted with a range of base and eye-level units, providing ample storage and worktop space. Includes a 1.5 bowl stainless steel sink with a drainer, and room for a fridge/freezer, washing machine, and cooker. A window to the front brings in plenty of natural light, making it a pleasant space for cooking and dining.

### First Floor

#### Landing

Spacious landing with loft access, two built-in cupboards (one housing a wall-mounted combination boiler), and access to all first-floor rooms.

#### Bedroom 1 5.04m (16'7") max x 2.58m (8'5")

A large double bedroom with a window to the front, offering lovely views over a green. Filled with natural light and featuring a radiator for comfort.

#### Bedroom 2 4.21m (13'10") x 2.58m (8'5")

Another generous double bedroom with a window to the rear, overlooking the garden. This room benefits from wooden flooring and a radiator, creating a warm and inviting space.

#### Bedroom 3 3.22m (10'7") x 1.90m (6'3")

A cosy single bedroom with a window to the rear, also overlooking the garden. Equipped with a radiator, it would make an ideal nursery, home office, or guest room.

#### Shower Room

A bright and functional bathroom fitted with a three-piece suite, including a double shower enclosure with an electric shower and glass screen, a pedestal wash hand basin with tiled splashbacks, and a low-level WC. A window to the front allows for natural light and ventilation, with a radiator for added comfort.

### Outside

This thoughtfully landscaped rear garden offers a charming blend of low-maintenance design and visual appeal. Laid out over multiple tiers, the space features paved patio areas ideal for outdoor seating and entertaining, as well as well-maintained flower beds planted with a variety of evergreens and ornamental grasses. Steps lead down to a level lawn area, bordered by gravelled beds with decorative planting and solar lighting, creating a welcoming atmosphere day and night. A secure rear gate provides direct access to a communal parking area, while timber fencing ensures a good degree of privacy. This south-facing garden is a perfect spot to enjoy the sun throughout the day and makes an excellent extension of the living space during the warmer months.

#### Viewings

By appointment with the agents.

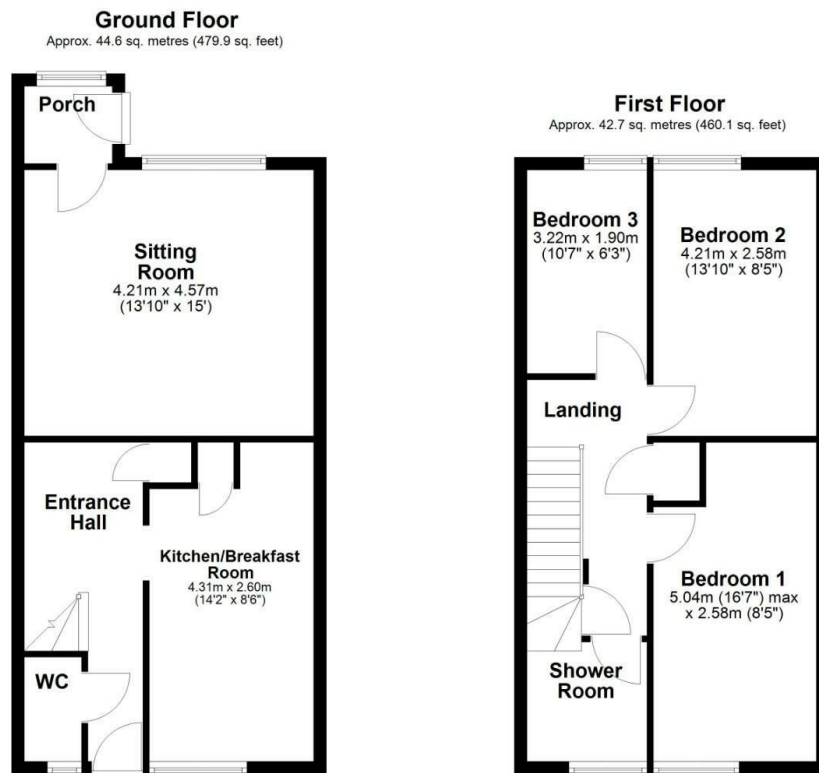
#### Special Notes

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.

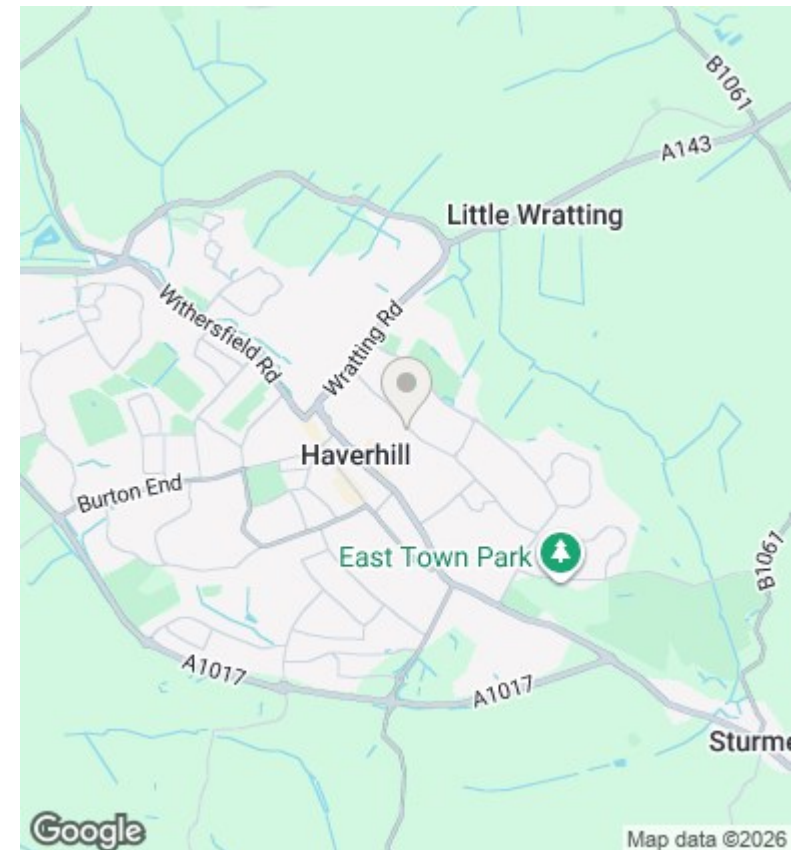








Total area: approx. 87.3 sq. metres (940.0 sq. feet)



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		