



## 64 Burton End, Haverhill, CB9 9LR

£275,000

- THREE-STOREY VICTORIAN HOME
- STUNNING OPEN-PLAN KITCHEN/DINER
- LUXURIOUS FAMILY BATHROOM
- CENTRAL HAVERHILL LOCATION
- COSY SITTING ROOM WITH WOOD BURNER
- CELLAR WITH CONVERSION POTENTIAL
- SHORT WALK TO RECREATION GROUND
- THREE WELL-PROPORTIONED BEDROOMS
- GAS CENTRAL HEATING & MODERN DOUBLE GLAZING



# 64 Burton End, Haverhill CB9 9LR

## CHARACTERFUL THREE-STOREY VICTORIAN HOME IN CENTRAL HAVERHILL

A beautifully presented THREE-STOREY VICTORIAN HOME, full of character and modern style, located right in the heart of HAVERHILL and just a SHORT WALK FROM THE RECREATION GROUND. The house offers stylish living over three floors, with a STUNNING OPEN-PLAN KITCHEN/DINING SPACE, cosy sitting room with WOOD-BURNING STOVE, three well-proportioned bedrooms and a LUXURIOUS FAMILY BATHROOM. There is the added bonus of a CELLAR WITH CONVERSION POTENTIAL, offering excellent scope to create EXTRA LIVING SPACE, A HOME OFFICE OR AN ADDITIONAL BEDROOM (subject to consents). Outside, the property enjoys a GENEROUS MULTI-LEVEL REAR GARDEN and OFF-ROAD PARKING to the front. A rare opportunity to buy a character home in such a CONVENIENT CENTRAL LOCATION.



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

Porch

Welcoming entrance with front door and internal door leading through to the sitting room.

Sitting Room – 3.53m (11'7") x 3.15m (10'4")

A comfortable main living room with a cast-iron wood-burning stove set into a fireplace as a strong focal point. There are fitted cabinets either side of the fireplace providing useful storage, along with space for sofas and everyday living. Window to front, radiator, and door to the dining area.

Dining Area – 3.08m (10'1") x 2.78m (9'2")

A lovely social space finished with herringbone oak flooring and plenty of room for a good-sized dining table. Open plan to the kitchen with a breakfast bar dividing the two areas, making it ideal for everyday living and entertaining. Stairs rise to the first floor and there is a door to useful cellar access.

Kitchen – 3.53m (11'7") x 3.16m (10'4") max

A stylish and well-planned kitchen fitted with a range of base and eye-level units topped with quartz work surfaces. Features include an inset sink with mixer tap, integrated fridge/freezer plus additional fridge, dishwasher, built-in microwave and space for a range-style cooker with extractor hood over. A central island and breakfast bar provide extra workspace and casual seating. Velux roof window and rear door bring in plenty of natural light, complemented by recessed ceiling lighting. Finished with attractive herringbone oak flooring and open plan to the dining area.

WC/Utility Room – 2.01m (6'7") x 1.44m (4'8")

Practical combined space with low-level WC, pedestal wash hand basin with mixer tap, plumbing for washing machine, space for tumble dryer, window to rear and radiator.

FIRST FLOOR

Landing

Provides access to first-floor rooms and stairs to the second floor.

Bedroom 2 – 3.53m (11'7") max x 3.25m (10'8")

Generous double bedroom with window to front and radiator.

Bathroom

A beautifully finished and spacious bathroom fitted with a modern four-piece suite comprising a freestanding bath with floor-mounted mixer tap and hand shower, wall-hung WC, vanity unit with countertop basin and mixer tap, and a large walk-in shower with rainfall shower head, separate handset and black-framed glass screen. Fully tiled walls, recessed shelving, wood-effect tiled flooring, heated towel rail, window to rear and recessed ceiling lighting.

SECOND FLOOR

Bedroom 3 – 3.15m (10'4") x 2.02m (6'8")

Characterful room with window to front, feature fireplace set in a Victorian-style surround and radiator.

Bedroom 1 – 3.53m (11'7") x 3.05m (10')

Spacious principal bedroom with window to rear enjoying views over the rear garden and allotments beyond, and radiator.

OUTSIDE

The rear garden is arranged over a series of levels, creating different areas for seating, planting and outdoor use. Immediately behind the house is a paved patio, ideal for outdoor dining and barbecues, with steps leading up to a raised seating area and then onto the main lawn. The garden continues to a further section at the far end with useful shed storage. The boundaries are mainly fenced, with established shrubs and planting adding interest and privacy. A residents' access path runs along the immediate rear of the house.

OFF-ROAD PARKING

The property is approached via a smart tarmac driveway providing off-road parking for several vehicles. The drive is neatly defined by timber post-and-rail fencing to both sides, creating a clear and attractive approach to the house.

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.





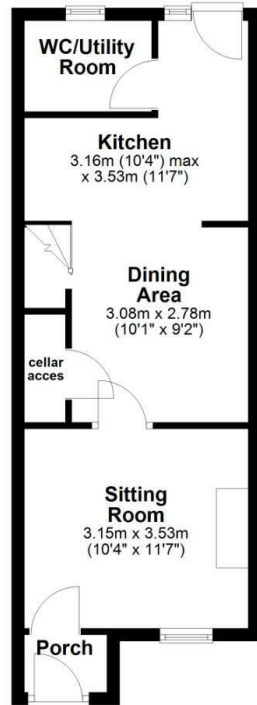






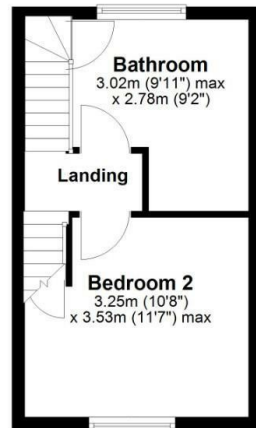
### Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



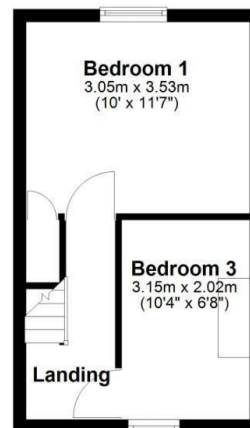
### First Floor

Approx. 22.3 sq. metres (240.3 sq. feet)



### Second Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



Total area: approx. 79.7 sq. metres (858.0 sq. feet)

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

