



4 Pearmain Walk, Haverhill, CB9 9QS

£210,000

- NO ONWARD CHAIN
- Two bedroom home
- Two allocated parking spaces
- Popular Castle Reach development
- Sitting/dining room
- Double glazing
- Cambridge side of Haverhill
- Enclosed rear garden
- Gas radiator heating

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NO ONWARD CHAIN – CAMBRIDGE SIDE OF TOWN

A two bedroom home located on the popular Castle Reach development on the Cambridge side of Haverhill. The accommodation includes a kitchen, sitting/dining room opening onto the rear garden, two bedrooms and a first floor bathroom. Outside is an enclosed rear garden with gated access leading directly to two allocated parking spaces. Further benefits include gas radiator heating, double glazing and no onward chain.



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

A welcoming entrance hall with tiled flooring, radiator and staircase rising to the first floor, providing access into the main ground floor accommodation.

Kitchen 3.10m (10'2") x 1.83m (6')

Fitted with a range of matching base and eye level units complemented by round edged work surfaces, incorporating a stainless steel sink and drainer with mixer tap. There is plumbing for a washing machine, space for a fridge/freezer and a freestanding cooker which is included in the sale. Further features include tiled flooring, radiator and a window to the front aspect.

Sitting/Dining Room 3.99m (13'1") max x 3.79m (12'5") max

A well-proportioned living and dining space with two radiators and a window overlooking the rear garden. Patio doors provide plenty of natural light and open directly onto the outside space.

First Floor

Landing 1.78m (5'10") x 1.48m (4'10")

Providing access to both bedrooms and the bathroom.

Bedroom 1 3.79m (12'5") x 3.04m (9'11") max

A generously sized double bedroom with two windows overlooking the rear aspect and radiator.

Bedroom 2 2.91m (9'6") excl wardrobe x 2.47m (8'1")

A good sized second bedroom benefiting from a useful built-in storage cupboard and double doors.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over and mixer tap, pedestal wash hand basin and low-level WC. Further features include tiled splashbacks and radiator.

Outside

To the front, the property is approached via a paved pathway with a low-maintenance gravelled frontage.

The enclosed rear garden is predominantly laid to lawn with paved patio areas providing space for outdoor seating and entertaining. A pathway extends through the garden to gated rear access, with fencing and established hedging providing a good degree of enclosure.

Beyond the rear garden are two allocated parking spaces, conveniently accessed via the gate at the head of the garden.

Viewings

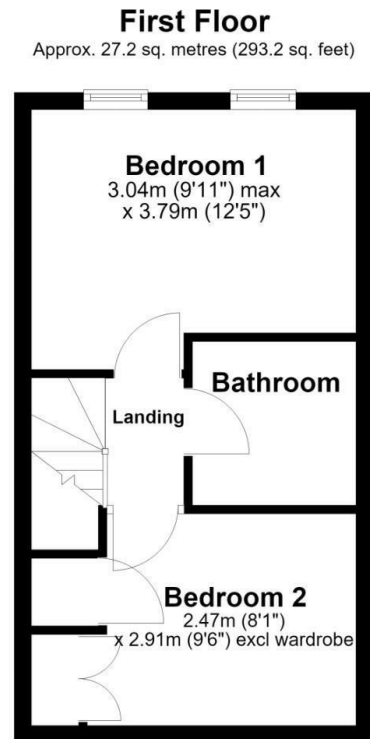
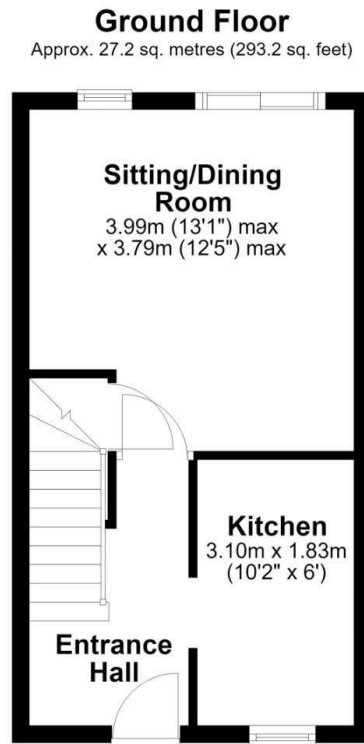
By appointment with the agents.

Special Notes

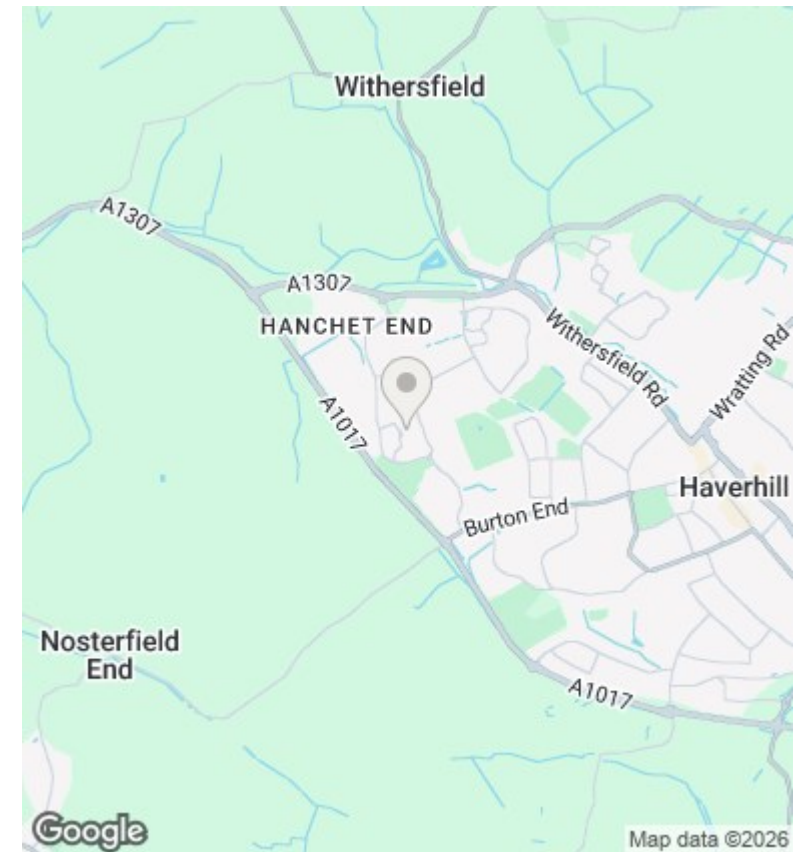
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 54.5 sq. metres (586.4 sq. feet)



Viewings

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

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