



JAMIE WARNER
— ESTATE AGENTS —



54 Hempstead Road, Haverhill, Suffolk, CB9 7RE

£225,000

- CHAIN FREE SALE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM SUITE
- HANCHET VILLAGE LOCATION
- CONSERVATORY WITH PITCHED ROOF
- LOW MAINTENANCE GARDEN
- CAMBRIDGE SIDE OF TOWN
- SPACIOUS LIVING/DINING ROOM
- ALLOCATED PARKING

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CHAIN FREE HOME ON THE POPULAR HANCHET VILLAGE DEVELOPMENT ON THE CAMBRIDGE SIDE OF TOWN WITH CONSERVATORY AND ALLOCATED PARKING

A well presented two double bedroom home, ideally positioned on the sought-after Hanchet Village development on the Cambridge side of town and offered for sale with no onward chain. The property enjoys a spacious sitting/dining room, a bright conservatory with pitched roof, fitted kitchen, two genuine double bedrooms and a modern bathroom, alongside a low maintenance rear garden with direct access to allocated parking.



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 with radiator and stairs rising to the first floor, setting the tone for the accommodation beyond.

Sitting/Dining Room 6.58m (21'7") x 3.56m (11'8")

A stylish and well-balanced principal reception space, beautifully presented with

wood effect flooring and enjoying excellent natural light from the front aspect. The room offers clearly defined sitting and dining areas, enhanced by a useful understairs recess and seamless flow through to the conservatory via folding doors, creating an ideal space for both everyday living and entertaining.

Conservatory

A superb addition to the home, this bright and inviting space features a striking Victorian-style pitched roof and a solid half brick base with uPVC double glazing. With power and lighting connected and double doors opening directly onto the garden, it provides a perfect extension of the living space throughout the seasons.

Kitchen 2.57m (8'5") x 2.16m (7'1")

Thoughtfully arranged and well equipped, the kitchen is fitted with a range of base and eye level units complemented by wood effect work surfaces and tiled splashbacks. There is an inset sink unit with mixer tap, integrated fridge and washing machine, fitted electric oven with four ring gas hob and extractor over, along with a window overlooking the rear garden. A wall mounted gas boiler and radiator complete the space.

First Floor

Bedroom 1 3.67m (12') x 2.91m (9'6")

A comfortable and well proportioned double bedroom positioned to the front, featuring a fitted storage cupboard and a pleasant outlook, creating a calm and relaxing environment.

Bedroom 2 3.58m (11'9") x 2.50m (8'2")

A particularly generous second bedroom, comfortably accommodating a double bed and enjoying views over the rear garden. Complete with built-in storage, this is a versatile space ideal for guests, family or home working.

Bathroom 1.95m (6'5") x 1.93m (6'4")

Enjoying a modern finish, the bathroom is fitted with a contemporary three piece

suite including a panelled bath with shower over and glass screen, wash hand basin and WC. Complemented by tiled walls, a heated towel rail and a rear aspect window, the space is both practical and well presented.

Outside

The rear garden has been designed with ease of maintenance in mind, offering a paved seating area ideal for outdoor dining and entertaining, alongside established planting which adds a touch of greenery and interest. A useful timber shed provides additional storage, while a rear gate offers direct access to the allocated parking area, enhancing everyday convenience.

Viewings

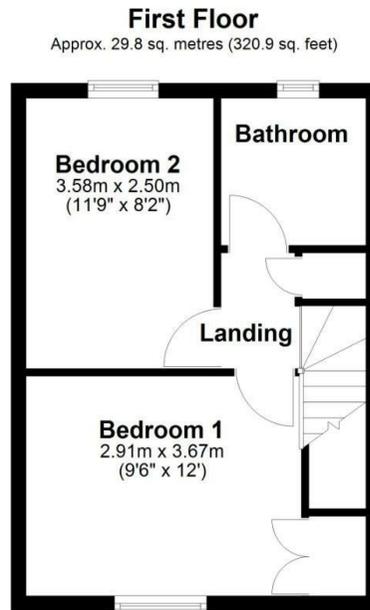
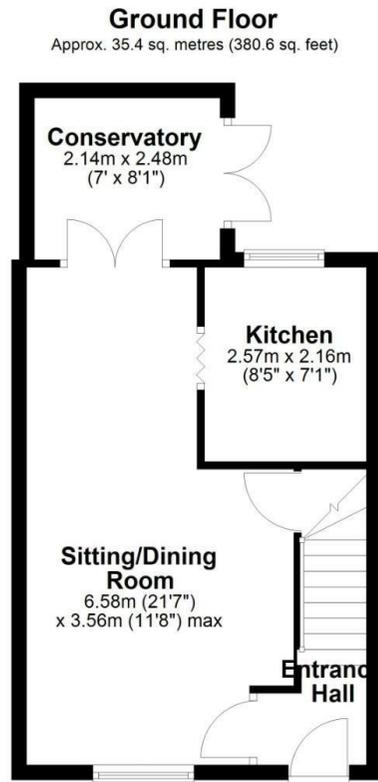
By appointment with the agents.

Special Notes

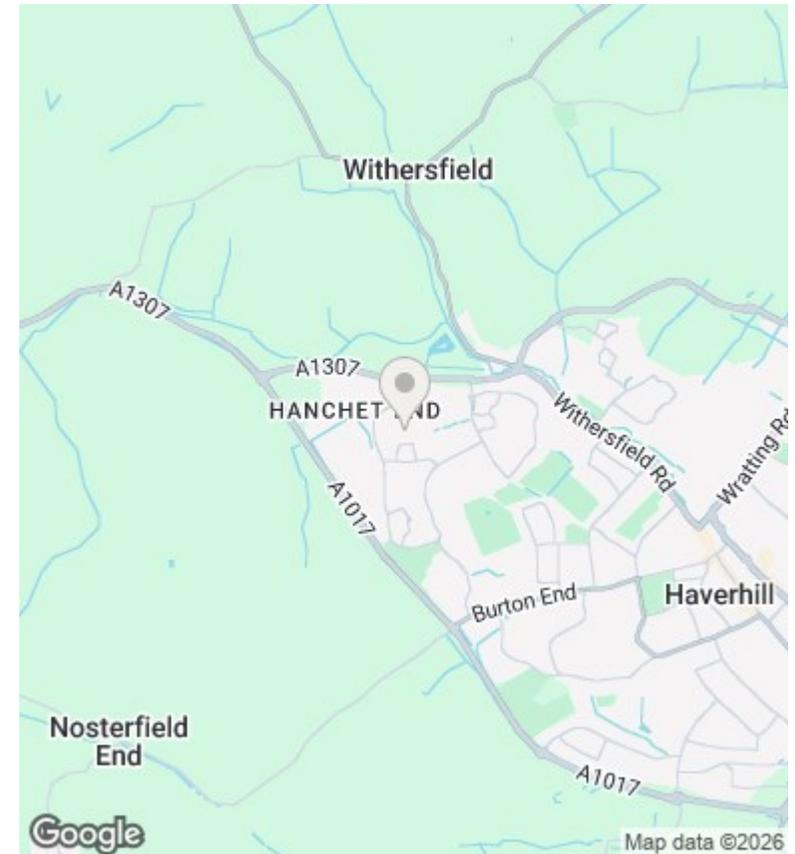
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 65.2 sq. metres (701.5 sq. feet)



Viewings

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