JAMIE WARNER
ESTATE AGENTS







9 Shetland Road, Haverhill, CB9 0LN

£260,000

- EXTENDED FAMILY HOME
- WALK TO LOCAL SCHOOLS
- UTILITY ROOM & WC
- NO ONWARD CHAIN
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN
- POPULAR WILSEY DEVELOPMENT
- MODERN KITCHEN
- GARAGE & DRIVEWAY

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EXTENDED THREE BEDROOM HOME ON THE POPULAR WILSEY DEVELOPMENT – NO ONWARD CHAIN

Located on the well-established and consistently popular Wilsey development, within walking distance of well-regarded local schools, this extended three bedroom home offers a layout that works well for day-to-day living. The ground floor flows from a front-facing kitchen through to a well-proportioned sitting room with doors opening onto the garden, alongside a separate dining area and useful utility/WC. Upstairs provides three bedrooms and a modern bathroom. Outside, the rear garden has a good depth with a patio and further seating area beneath a pergola, while to the front there is driveway parking leading to a single garage with power, light and eaves storage. Offered for sale with no onward chain.

3 1 2

Council Tax Band: C





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
Enclosed entrance space, providing a practical buffer before stepping into the main house.

Entrance Hall
Entrance hall with stairs rising to the first floor and access through to the kitchen.

Kitchen
2.72m x 2.72m (8'11" x 8'11")
A smart, modern kitchen fitted with high-gloss units and clean worktops over. Includes integrated oven, ceramic hob with extractor and glass splashback, stainless steel sink and drainer, integrated fridge and plumbing for dishwasher. Window to front brings in good natural light.

Sitting Room
4.75m max x 4.52m (15'7" x 14'10")
A well-proportioned main living space with plenty of natural light from both the rear window and patio doors opening onto the garden. The room has a comfortable width, allowing for larger furniture, and opens through to the dining room via a wide archway.

Dining Room
2.52m x 2.30m (8'3" x 7'7")
A clearly defined dining space positioned just off the sitting room, comfortably accommodating a table and chairs while remaining connected to the main living area. Door through to the utility room.

Utility Room
2.23m x 1.27m (7'4" x 4'2")
Separate utility space with plumbing for washing machine and room for additional appliances. Door to garden and internal access to the WC.

WC
Ground floor cloakroom fitted with WC and wash hand basin.

FIRST FLOOR

Bedroom 1
3.81m x 2.40m (12'6" x 7'11")
A well-balanced double bedroom with a front-facing aspect, offering a comfortable amount of space for freestanding furniture without feeling tight.

Bedroom 2
3.66m x 2.17m (12' x 7'1")
Good-sized bedroom with rear aspect and fitted triple wardrobes with mirrored doors.

Bedroom 3
2.26m x 2.25m (7'5" x 7'4")
Rear-facing bedroom.

Landing
Landing with access to storage cupboard.

Bathroom
A clean, modern bathroom finished with full-height tiling, fitted with a panelled bath with shower and glass screen, pedestal wash hand basin and WC. Window to front provides natural light.

OUTSIDE

Rear Garden
A well-established rear garden with a good depth, made up of lawn and a range of mature trees, shrubs and planting that give it a more enclosed and settled feel. A patio sits directly off the back of the house, with a further paved seating area set at the far end beneath a timber pergola, creating a second, more tucked-away spot within the garden. Timber shed.

Front & Parking
Driveway positioned directly in front of the garage providing off-road parking for one vehicle. Single garage with double doors, power and light connected, along with useful storage within the eaves.

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.

Viewings

By appointment with the agents.









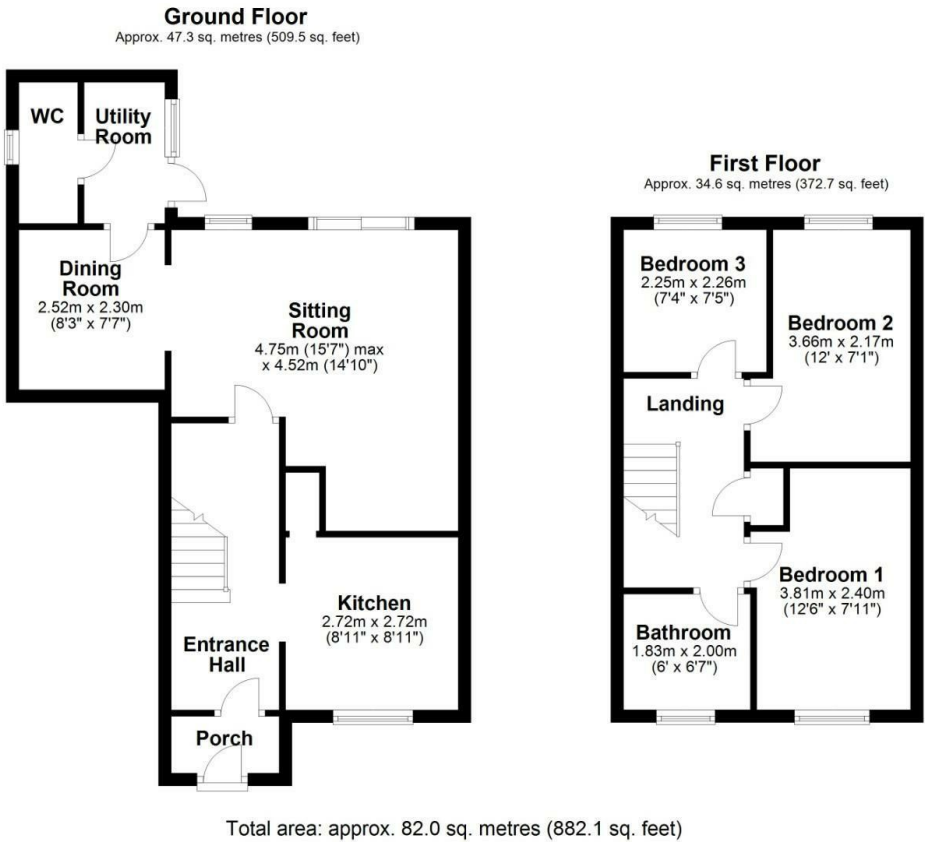




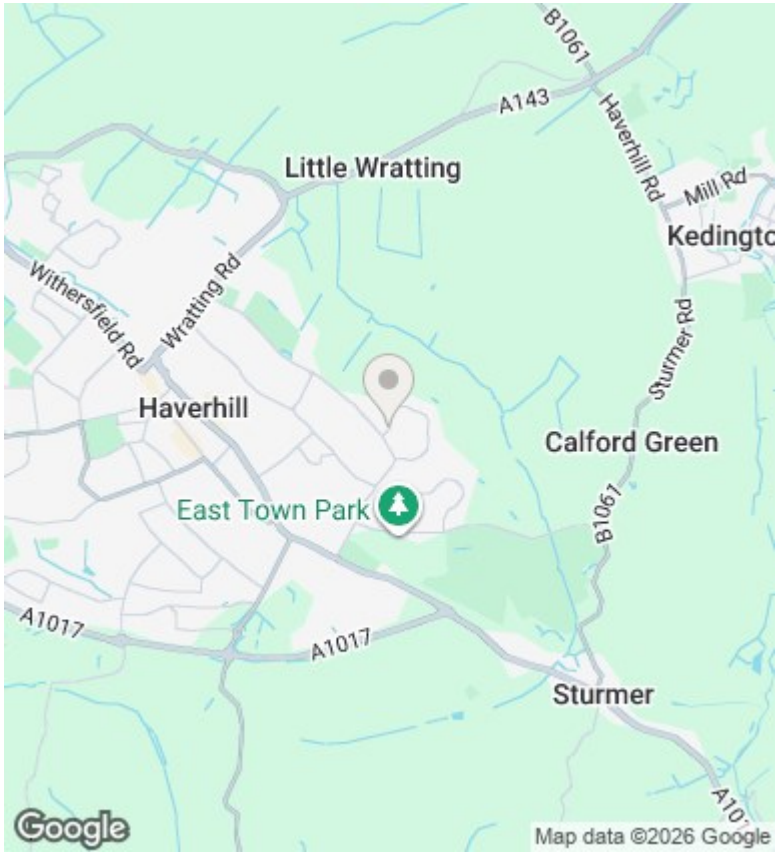








Total area: approx. 82.0 sq. metres (882.1 sq. feet)

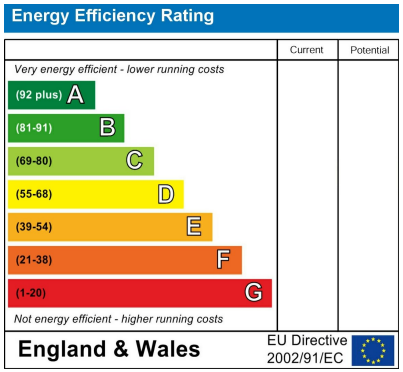


Directions

Viewings

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

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