JAMIE WARNER
— ESTATE AGENTS —

36 Chapple Drive, Haverhill, CB9 0DJ

£290,000

- Extended ground floor layout
- Stylish fitted kitchen
- Modern family bathroom
- Bright family sitting room
- Ground floor cloakroom
- Landscaped rear garden
- Open-plan kitchen/dining space
- Three good-sized bedrooms
- Separate home office & garage

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EXTENDED FAMILY HOME WITH OFFICE & LANDSCAPED GARDEN

This well-presented and thoughtfully extended three-bedroom home offers generous living space and a beautifully landscaped rear garden — perfect for modern family life. Highlights include a bright sitting room with feature fireplace, a sociable open-plan kitchen/dining space created by the extension, a practical ground floor cloakroom, and a separate home office with internal garage access. The property also benefits from a smart gravelled front garden and a private rear garden ideal for entertaining.

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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

Lobby
Welcoming entrance area with wooden flooring and access into the main living spaces.

Sitting Room — 4.46m (14'8") x 4.21m (13'10") max
A bright, comfortable living room with a feature fireplace creating a cosy focal point. Large rear-facing window floods the space with natural light. Stairs rise to the first floor.

Dining Room — 3.45m (11'4") x 3.10m (10'2")
Generous dining area, ideal for family meals and entertaining, open-plan to the kitchen.

Kitchen — 3.85m (12'8") x 3.80m (12'6")
Stylish and practical kitchen fitted with a range of base and eye level units topped with oak work surfaces and a matching island. Features include a 1½ bowl sink with mixer tap, built-in electric fan-assisted oven, ceramic hob with pull-out extractor, plumbing for a washing machine and tiled flooring. A front-facing window provides plenty of natural light.

Hall
Connecting the main ground floor rooms with attractive wooden flooring.

WC
Modern two-piece cloakroom with vanity wash hand basin, mixer tap and tiled splashback, low-level WC, heated towel rail and wooden flooring. Side window adds natural light.

FIRST FLOOR

Landing
Light and airy with side window.

Bedroom 1 — 4.77m (15'8") x 2.57m (8'5")
Spacious double bedroom overlooking the rear garden, complete with radiator.

Bedroom 2 — 2.74m (9'0") x 2.57m (8'5")
Front-facing double bedroom with radiator.

Bedroom 3 — 2.71m (8'11") x 1.79m (5'10")
Charming single bedroom/home office with rear window and radiator.

Bathroom
Contemporary three-piece suite comprising a panelled bath with independent power shower over, vanity wash hand basin with mixer tap, low-level WC, tiled splashbacks, heated towel rail and front window.

OUTSIDE

Rear Garden
Beautifully landscaped and designed for easy upkeep, the rear garden features a generous paved patio — ideal for outdoor dining and summer entertaining — which leads to a neatly kept lawn bordered by low brick retaining walls and modern dark-painted fencing for a smart, private feel. A further decked area provides space for a barbecue or additional seating.

Front Garden
Neatly presented and low-maintenance, the front garden is finished with decorative gravel and edged with smart fencing, giving the home a clean and modern kerb appeal.

Garage
With power and light connected, up-and-over door, and internal door to the office.

Office — 3.19m (10'6") x 2.09m (6'10")
A versatile work-from-home space or hobby room with rear window and wooden flooring.

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.

Viewings

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

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