



21 Orbell Avenue, Little Wratting, Haverhill, CB9 7JY

£260,000

- Popular Boyton Place development
- Three bedrooms
- Two-car block paved driveway
- Ideal first-time buyer home
- Modern bathroom suite
- Ready to move into
- Open-plan kitchen / living space
- Enclosed rear garden

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A STYLISH MODERN HOME ON THE POPULAR BOYTON PLACE DEVELOPMENT – PERFECT FOR FIRST-TIME BUYERS

Set within the sought-after and recently built Boyton Place development, this smart and well-presented home offers an excellent opportunity for first-time buyers looking for a property they can genuinely grow into. The layout works brilliantly for modern living, with a contemporary open-plan kitchen and living space, three well-proportioned bedrooms and a private rear garden, all finished in a clean, modern style throughout.



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

ENTRANCE HALL

2.85m (9'4") x 1.53m (5') plus 4.26m (14') x 4.26m (14')

A welcoming entrance space with wooden flooring, radiator and staircase rising to the first floor, setting a smart first impression on arrival.

KITCHEN / LIVING AREA

6.71m (22') x 3.72m (12'2") plus 4.26m (14') x 4.26m (14')

A bright and well-proportioned open plan kitchen and living space, fitted with a matching range of base and eye-level units, 1½ bowl stainless steel sink with mixer tap, plumbing for a washing machine, space for a fridge/freezer, electric fan assisted oven and built-in ceramic hob with extractor hood. A front facing window allows excellent natural light, complemented by two radiators and attractive wooden flooring. Double doors create a natural flow through the ground floor, making this an ideal everyday living and entertaining space.

WC

1.53m (5') x 0.80m (2'7") plus 4.26m (14') x 4.26m (14')

Fitted with a contemporary two piece suite comprising wall mounted wash hand basin with mixer tap and tiled splashbacks, together with a low level WC. Finished with wooden flooring.

FIRST FLOOR

LANDING

3.35m (11') x 1.90m (6'3") plus 4.26m (14') x 4.26m (14')

A central landing providing access to the first floor accommodation, with staircase continuing to the second floor.

BEDROOM 2

3.72m (12'2") x 2.33m (7'8") plus 4.26m (14') x 4.26m (14')

A comfortable double bedroom overlooking the rear of the property, featuring a useful built-in storage cupboard, radiator and sliding feature doorway, offering flexible use as a guest bedroom or home office.

BATHROOM

1.83m (6') x 1.71m (5'7") plus 4.26m (14') x 4.26m (14')

Fitted with a modern three piece suite comprising a panelled bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low level WC. Finished with tiled splashbacks, a side window and radiator.

BEDROOM 3

2.35m (7'9") x 1.71m (5'7")

A bright and versatile bedroom with two front facing windows and radiator, ideal as a nursery, dressing room or study.

SECOND FLOOR

BEDROOM 1

6.02m (19'9") x 2.74m (9') plus 4.26m (14') x 4.26m (14')

A generous and impressive principal bedroom occupying the entire top floor, enhanced by Velux windows to both the front and rear, allowing excellent natural light throughout the day. A well-balanced room with radiator, offering an ideal main bedroom retreat.

OUTSIDE

Front

The property benefits from a block paved driveway to the front providing parking for two vehicles.

Rear

The rear garden is fully enclosed and designed for easy day-to-day enjoyment, featuring a paved seating area directly from the house, a central lawn and a further pathway leading to a useful timber storage shed. Bounded by close-boarded fencing for privacy, the space is ideal for children, pets and outdoor entertaining, while remaining low maintenance and well proportioned for a modern home.

plus 4.26m (14') x 4.26m (14')

remove and provide all rooms again

GROUND FLOOR

ENTRANCE HALL

2.85m (9'4") x 1.53m (5')

A welcoming entrance space with wooden flooring, radiator and staircase rising to the first floor, creating a smart and practical first impression.

KITCHEN / LIVING AREA

6.71m (22') x 3.72m (12'2")

A bright and well-proportioned open-plan kitchen and living space, fitted with a matching range of base and eye-level units, 1½ bowl stainless steel sink with mixer tap, plumbing for a washing machine, space for a fridge/freezer, fitted electric fan assisted oven and built-in ceramic hob with extractor hood over.

A front facing window provides excellent natural light, complemented by two radiators and attractive wooden flooring. Double doors enhance the flow through the ground floor, making this an ideal everyday living and entertaining space.

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A generous and impressive principal bedroom occupying the entire top floor, enhanced by Velux windows to both the front and rear, allowing excellent natural light throughout the day and creating a calm and well balanced main bedroom retreat.

OUTSIDE

Front

The property benefits from a block paved driveway to the front providing parking for two vehicles.

Rear

The rear garden is fully enclosed and arranged for easy day-to-day use, featuring a paved seating area directly from the house, a central lawn and a pathway leading to a useful timber storage shed. The garden is enclosed by close-boarded fencing, offering a private and low-maintenance outdoor space suitable for both relaxing and entertaining.

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.

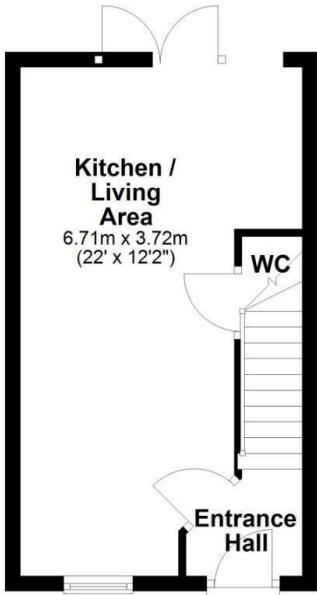
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





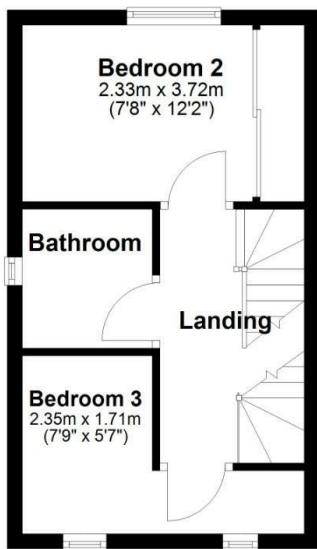
Ground Floor

Approx. 25.0 sq. metres (268.6 sq. feet)



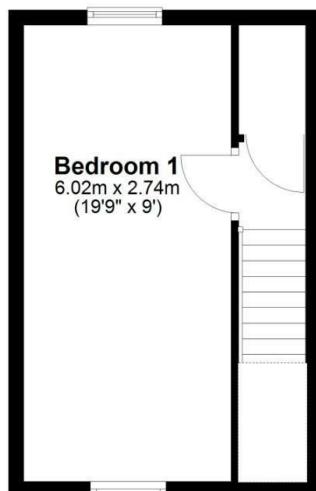
First Floor

Approx. 25.0 sq. metres (268.6 sq. feet)



Second Floor

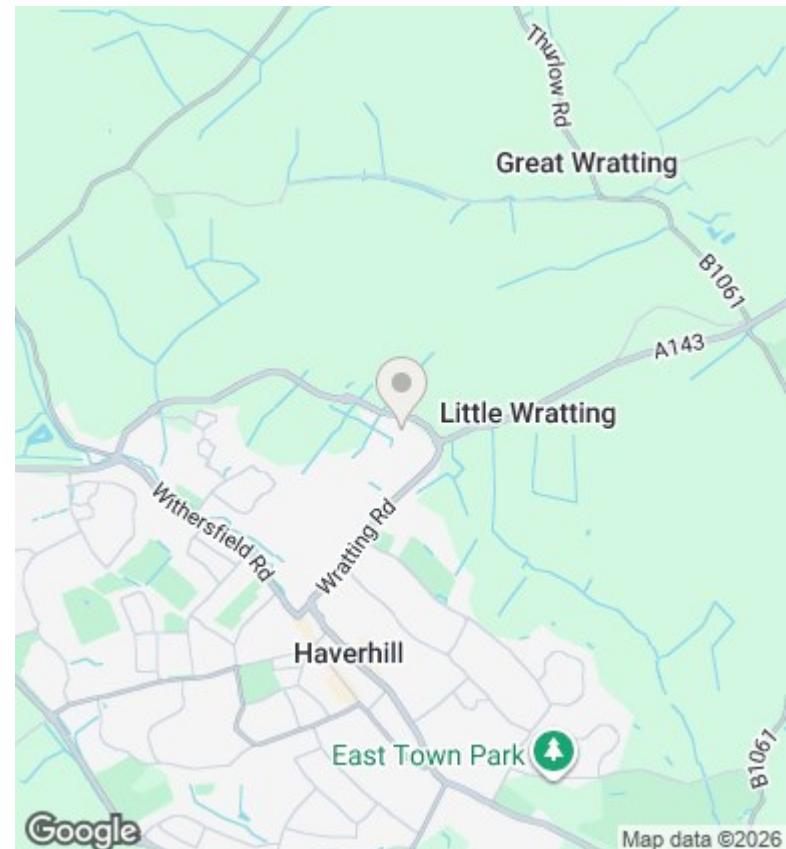
Approx. 22.4 sq. metres (241.0 sq. feet)



Total area: approx. 72.3 sq. metres (778.2 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC