



JAMIE WARNER  
— ESTATE AGENTS —



## 47 Parkside, Haverhill, CB9 8NG

£235,000

- Spacious three-bedroom end terrace
- Three good-sized bedrooms with storage
- Dual-aspect layout with excellent natural light
- Worcester Combi boiler installed March 2024
- Stunning open-plan kitchen/diner
- Modern bathroom and separate WC
- Stylish décor and well-presented throughout
- Bright dual-aspect sitting room
- Generous, low-maintenance rear garden
- Gas central heating and double glazing

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# 47 Parkside, Haverhill CB9 8NG

SPACIOUS THREE-BEDROOM END-TERRACE WITH IMPRESSIVE KITCHEN/DINER AND PRIVATE GARDEN

This well-proportioned three-bedroom end-of-terrace home offers a superb layout ideal for modern family living. A key highlight is the stunning open-plan kitchen/dining room, which features stylish fitted units, oak worktops and excellent natural light from dual-aspect windows. The generous sitting room, three well-sized bedrooms, and abundance of built-in storage make the home both practical and comfortable. Outside, the private rear garden has been smartly landscaped for low maintenance, offering an ideal setting for outdoor dining, play, or simply relaxing



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.

### Accommodation

#### Entrance Hall

A welcoming entrance hall with window to the front, radiator, practical Karndean flooring, and two built-in storage cupboards – ideal for coats and

shoes.

#### Kitchen/Dining Room – 5.10m (16'9") x 4.60m (15'1") max

A bright and spacious kitchen/dining area fitted with a stylish range of base units, oak worktops, and a 1½ bowl sink with mixer tap and drainer. Integrated appliances include an electric fan-assisted oven and a ceramic hob with extractor hood over. There's plumbing for a washing machine and space for a fridge/freezer. Dual-aspect windows to the front and rear fill the space with natural light, while Karndean flooring and a radiator add to the comfort. Stairs rise to the first floor with under-stairs cupboard.

#### Sitting Room – 5.10m (16'9") x 3.51m (11'6")

A well-proportioned, double-aspect reception room with windows to the front and rear, offering a light and airy atmosphere. Radiator.

#### First Floor Landing

Spacious landing with access to all bedrooms and the bathroom. Features three built-in cupboards, including one housing the wall-mounted gas combination boiler.

#### Bedroom 1 – 3.68m (12'1") x 3.67m (12'1") max plus 0.37m (1'2") x 0.37m (1'2")

A generous double bedroom with window overlooking the rear garden. Radiator.

#### Bedroom 2 – 3.20m (10'6") x 3.18m (10'5") plus 0.37m (1'2") x 0.37m (1'2")

Another comfortable double bedroom enjoying views over the rear garden. Includes a built-in double cupboard and radiator.

#### Bedroom 3 – 2.40m (7'11") x 2.30m (7'6") plus 0.37m (1'2") x 0.37m (1'2")

A well-presented single bedroom with window to the front, wooden flooring,

radiator, and built-in cupboard.

#### Bathroom

Fitted with a panelled bath with mixer tap, shower attachment and glass screen, along with a pedestal wash hand basin. Finished with tiled splashbacks, a heated towel rail, and window to the front.

#### Separate WC

Fitted with a low-level WC and front-facing window.

#### Rear Garden

The rear garden has been attractively landscaped for ease of maintenance, with a central section of artificial lawn bordered by gravel and surrounded by paved patio areas—perfect for outdoor dining and entertaining. Enclosed by fencing for privacy, the garden also features a gated rear access leading to a residents' pathway. A handy brick-built outbuilding provides useful storage.

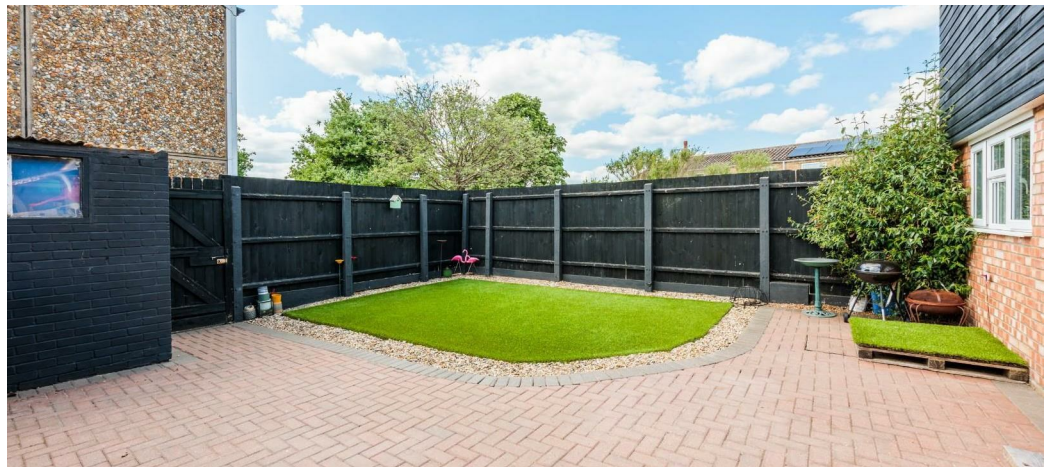
#### Viewings

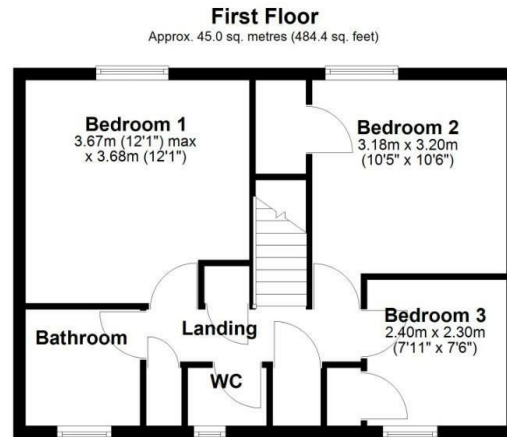
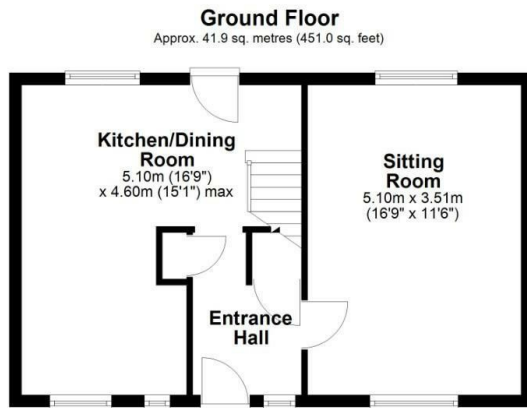
By appointment with the agents.

#### Special Notes

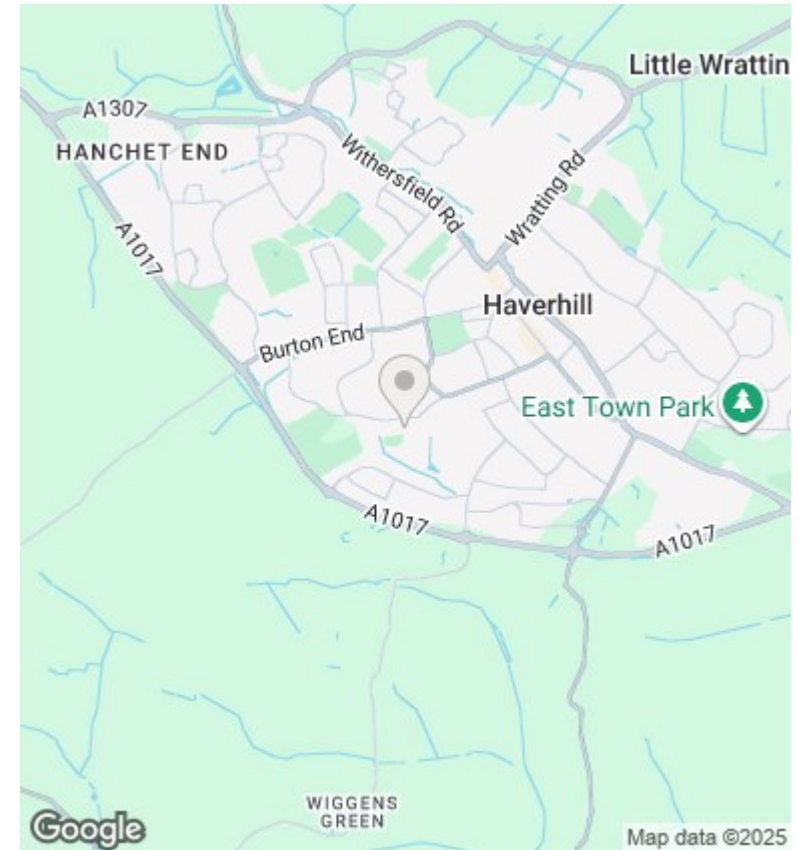
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 86.9 sq. metres (935.4 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	