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ESTATE AGENTS

9 Jobson Road, Little Wratting, Haverhill, CB9 7LW

£350,000

- RARE DOUBLE CAR LODGE
- IMPRESSIVE TOP-FLOOR PRINCIPAL SUITE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- TUCKED-AWAY HEAD OF CUL-DE-SAC
- FOUR GENEROUS BEDROOMS
- SECLUDED SECRET GARDEN AREA
- OPEN FIELD VIEWS
- STYLISH KITCHEN/DINING ROOM
- VIEWS OVER OPEN FIELDS

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RARE DOUBLE CAR LODGE, FIELD VIEWS & TUCKED-AWAY CUL-DE-SAC SETTING

Tucked away at the head of a quiet cul-de-sac, this spacious four-bedroom home stands out from the crowd with its highly unusual double car lodge and attractive open views across neighbouring fields. Arranged over three floors, the accommodation includes a stylish kitchen/dining room, generous sitting room opening onto the landscaped rear garden, three first-floor bedrooms and family bathroom, plus an impressive top-floor principal suite with dressing area, fitted wardrobes and en-suite. The rear garden is another real feature, offering several seating areas together with a secluded “secret garden” style section.

4 2 1 B

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.

Entrance Hall
A welcoming entrance hall with LVT flooring, radiator and stairs rising to the first floor. Useful understairs storage cupboard and doors leading to the WC, kitchen/dining room and sitting room.

WC
Fitted with a modern two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback and low-level WC. Window to front and radiator.

Kitchen/Dining Room
4.67m (15'4") x 2.92m (9'7")
A stylish kitchen/dining room offering ample space for a dining table and featuring a contemporary mix of contrasting wood-effect and green cabinet fronts with work surfaces over. Extensive range of base, eye-level and full-height units, including housing with space for an American-style fridge/freezer. One-and-a-half bowl stainless steel sink and drainer with mixer tap, integrated dishwasher, electric oven and four-ring gas hob with extractor hood over, together with plumbing for washing machine. Large window to front, recessed ceiling lighting, radiator and vinyl sheet flooring.

Sitting Room
5.06m (16'7") x 3.06m (10'1")
A generous sitting room featuring LVT flooring and a striking panelled feature wall. Window to rear, radiator and double glazed double doors opening directly onto the rear garden.

First Floor

Bedroom 2
4.08m (13'5") x 2.91m (9'7")
A generous double bedroom with window to rear, radiator, fitted double wardrobe and fitted bookcase providing useful storage. Feature wallpapered wall and ample space for additional bedroom furniture.

Bedroom 3
3.65m (12') x 2.91m (9'7")
A well-proportioned double bedroom with window to front enjoying an attractive open outlook across neighbouring fields. Radiator and ample space for additional bedroom furniture.

Bedroom 4
3.06m (10'1") x 2.04m (6'8")
A versatile fourth bedroom, currently arranged as a home office/craft room and fitted with an extensive range of storage units, shelving and work surfaces, all included within the sale. Window to rear and radiator.

Bathroom
2.04m (6'8") x 1.70m (5'7")
A modern bathroom fitted with a three piece suite comprising panelled bath with shower over and glazed screen, low-level WC and wash hand basin with mixer tap. Extensive tiled surrounds, heated towel rail and window to front providing natural light.

Second Floor

Bedroom 1
6.47m (21'3") x 3.09m (10'1")
An impressive principal bedroom extending to over 21ft, with window to front enjoying attractive open views across neighbouring fields and Velux window to rear providing additional natural light. Extensive range of fitted wardrobes, together with a separate dressing area providing further useful space. Radiator and door to the en-suite.

En-suite
2.70m (8'10") x 2.44m (8')
A spacious en-suite fitted with a modern three piece suite comprising large tiled shower enclosure with power shower, low-level WC and wash hand basin with mixer tap. Part tiled walls, heated towel rail, vinyl sheet flooring and Velux window providing plenty of natural light.

Outside

Front
The property occupies an attractive position tucked away at the head of the cul-de-sac, with a smart red-brick elevation arranged over three floors. A pathway leads to the front entrance, complemented by established planting, while the property enjoys an open outlook across neighbouring fields to the front.

Double Car Lodge & Parking
A particularly unusual feature is the substantial brick-built double car lodge beneath a tiled roof, providing covered parking for two vehicles.

Rear Garden
The rear garden has been thoughtfully landscaped to create a number of distinct areas for relaxing and entertaining. Double doors from the sitting room open directly onto a generous paved terrace, partially covered by an attractive timber pergola with established climbing plants, creating an excellent outdoor seating and dining area.

Beyond the terrace is an area of lawn bordered by well-stocked beds containing a wide variety of established shrubs, plants and flowers, with further paved seating areas positioned around the garden. Timber fencing provides a good degree of enclosure and privacy.

Towards the far end of the garden is a particularly appealing tucked-away “secret garden” style area, screened by established planting and the car lodge. Here there is a further tarmac hardstanding/seating area beneath an open timber pergola, providing another private space for outdoor furniture and entertaining. The combination of lawn, mature planting, several seating areas and the more secluded rear section gives the garden plenty of character and interest.

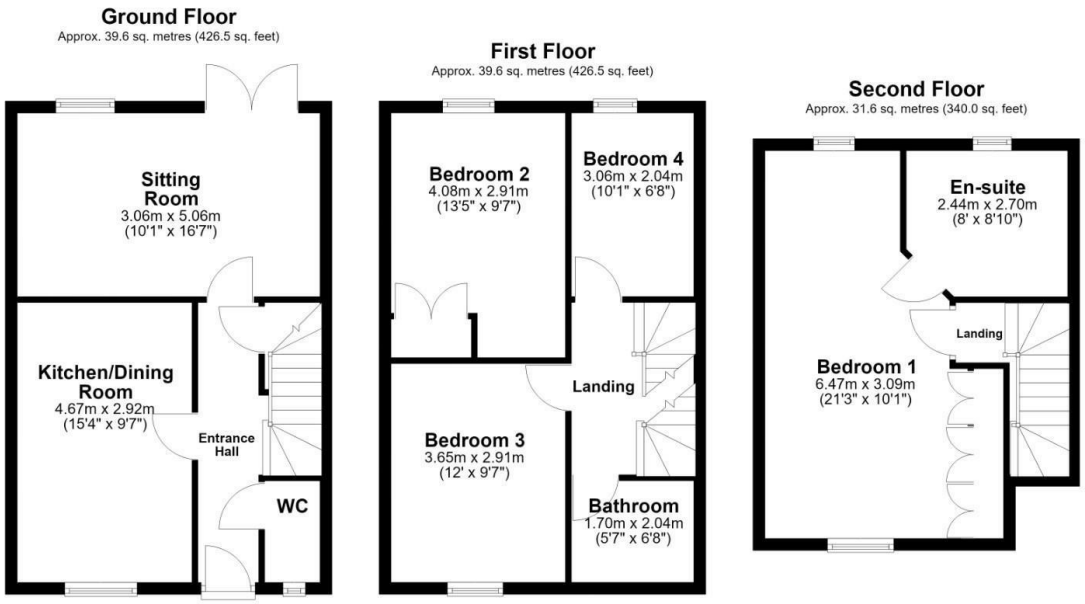
Additional Information
The property benefits from approximately five years remaining on its NHBC warranty, subject to confirmation.

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. 110.8 sq. metres (1192.9 sq. feet)

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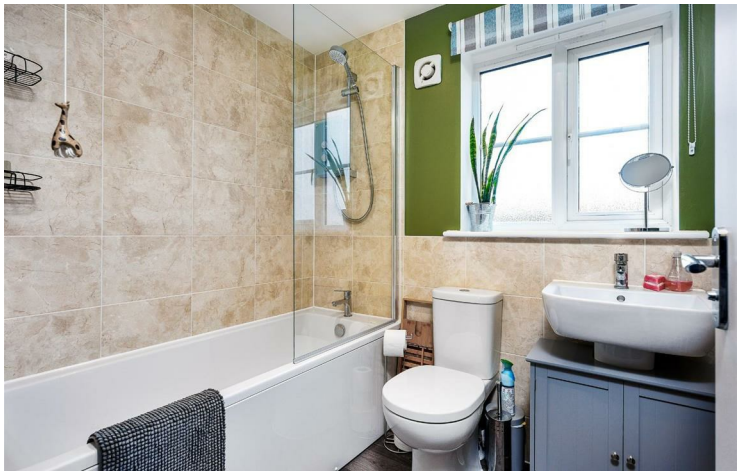

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