



JAMIE WARNER  
— ESTATE AGENTS —



## 20 Duddery Road, Haverhill, CB9 8EA

£210,000

- CENTRAL STREET LOCATION
- SPACIOUS DINING ROOM WITH FEATURE FIREPLACE
- GROUND FLOOR UTILITY / WC
- PRIVATE COURTYARD GARDEN
- GAS CENTRAL HEATING
- PERMIT PARKING AVAILABLE
- TWO GENEROUS DOUBLE BEDROOMS
- DOUBLE GLAZED WINDOWS
- CHARACTER FEATURES THROUGHOUT

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# 20 Duddery Road, Haverhill CB9 8EA

CHARMING VICTORIAN HOME IN THE HEART OF TOWN WITH PRIVATE COURTYARD GARDEN

Situated on Central Street in Haverhill, this attractive Victorian home combines period character with practical modern living. Offering a cosy sitting room, spacious dining room, fitted kitchen with utility/WC, two generous double bedrooms and a well-proportioned bathroom.

To the rear is a private, low-maintenance courtyard garden, with permit parking available and the town centre just a short walk away.

An ideal purchase for first-time buyers, investors or those seeking character living in a prime central location.



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.

### GROUND FLOOR

#### SITTING ROOM

3.51m (11'6") x 3.05m (10')

A welcoming front-facing reception room filled with natural light from the window to the front aspect. A comfortable and well-proportioned space, ideal for relaxing at the end of the day, with radiator and entrance door. The room flows naturally through to the inner hall.

#### INNER HALL

Stairs rising to the first floor, creating a natural transition between the sitting room and the dining space beyond.

#### DINING ROOM

3.86m (12'8") max x 3.51m (11'6")

A beautifully proportioned dining room featuring a charming decorative fireplace with Victorian-style surround, creating an attractive focal point. Wooden flooring enhances the character, whilst two radiators ensure year-round comfort. Generous in size and ideal for entertaining, with door leading through to the kitchen.

#### KITCHEN

2.98m (9'9") x 2.16m (7'1")

Fitted with a range of matching base and eye-level units complemented by round-edged worktops. There is a stainless steel sink with mixer tap, plumbing for a washing machine and space for a fridge/freezer. A window to the side provides natural light, and tiled flooring adds practicality. Access through to the utility/WC.

#### UTILITY / WC

2.16m (7'1") x 1.34m (4'5")

A practical and useful ground floor addition, fitted with a low-level WC and offering plumbing for a washing machine along with space for a tumble dryer. Window to the rear and door providing access out.

### FIRST FLOOR

#### BEDROOM ONE

3.51m (11'6") x 3.05m (10')

A generous double bedroom positioned to the rear of the property, enjoying a pleasant outlook. Wooden flooring adds warmth and continuity, with radiator and direct access into the bathroom.

#### BATHROOM

2.82m (9'3") x 2.16m (7'1")

Enjoys a well-presented bathroom suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled splashbacks, window to the rear and two radiators. Finished with wooden flooring, creating a cohesive and comfortable space.

#### BEDROOM TWO

3.51m (11'6") x 3.05m (10')

A further well-proportioned double bedroom with window to the front aspect, wooden flooring and radiator. Bright and versatile, ideal as a guest room, home office or second bedroom.

#### OUTSIDE

The rear garden is designed for low maintenance and enjoys a private, enclosed feel. A generous paved patio area provides an ideal space for outdoor dining and entertaining, enclosed by timber fencing to the boundaries.

Beyond the patio, a section laid to slate chippings creates a clean and practical finish, offering additional usable space whilst remaining easy to maintain. The garden benefits from direct access into the utility, enhancing everyday convenience.

The attractive red brick backdrop adds character and charm, giving the space a traditional courtyard feel, well suited to modern living.

#### 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.





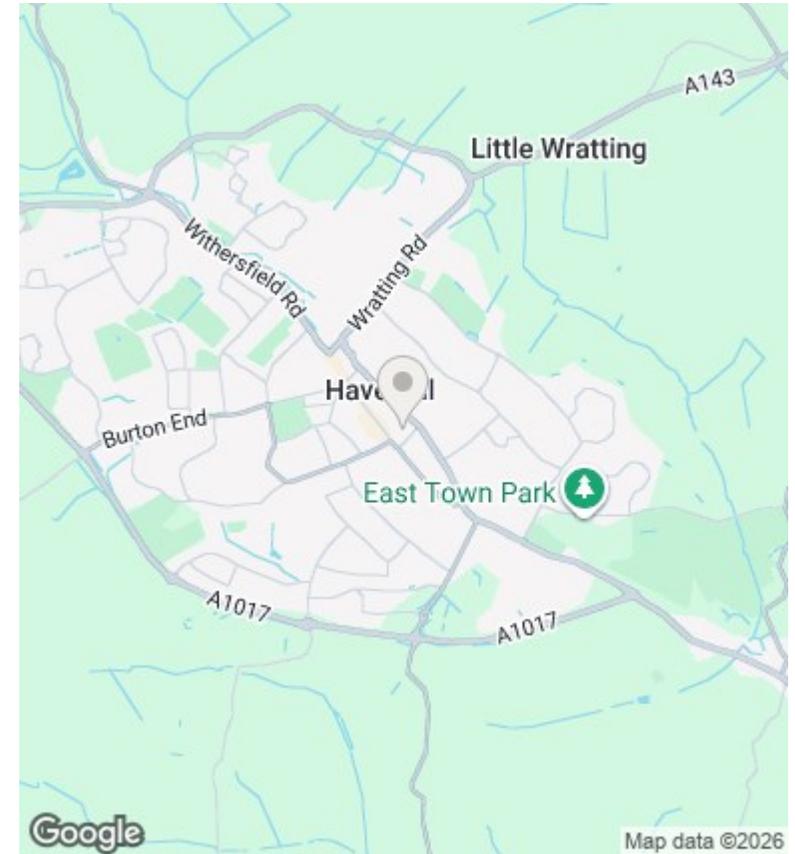
**Ground Floor**  
Approx. 34.3 sq. metres (369.6 sq. feet)



**First Floor**  
Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

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