



JAMIE WARNER

— ESTATE AGENTS —



40 Shetland Road, Haverhill, CB9 0LN

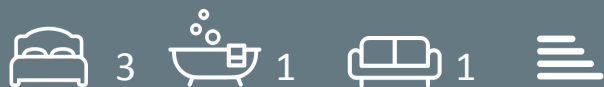
£300,000

- DETACHED FAMILY HOME
- LANDSCAPED REAR GARDEN
- POPULAR WILSEY DEVELOPMENT
- EXTENDED GROUND FLOOR
- SOUTH-FACING ASPECT
- DOUBLE GLAZED
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- GAS RADIATOR HEATING

40 Shetland Road, Haverhill CB9 0LN

STYLISHLY PRESENTED DETACHED HOME WITH SOUTH-FACING GARDEN & EXTENDED GROUND FLOOR ACCOMMODATION

A beautifully presented and thoughtfully improved three bedroom detached family home, occupying a pleasant position on the highly regarded Wilsey Development. The property benefits from an extended ground floor layout, creating additional versatile living space, together with a landscaped south-facing rear garden ideal for relaxing and entertaining. Further features include double glazing, gas central heating, a garage and private driveway. Internal viewing is highly recommended. (1022 sq.ft)



Council Tax Band:



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 to the home with tiled flooring, staircase rising to the first floor and a useful under stairs storage cupboard with light connected. Doors leading to:

CLOAKROOM

Fitted with a modern white suite comprising vanity wash hand basin and low-level WC. Opaque double glazed window to front, tiled flooring and radiator.

KITCHEN

3.18m x 2.51m (10'5 x 8'3)

Beautifully appointed and fitted with a range of matching base and eye level units complemented by quality quartz work surfaces. Incorporating a stainless steel sink unit with mixer tap, integrated dishwasher and washing machine, fitted electric oven and ceramic hob with extractor hood above. Under-cupboard lighting, tiled flooring, radiator and water softener. A double glazed window overlooks the front aspect and a door provides direct access to the rear garden.

LOUNGE/DINER

5.20m x 3.04m (17'1 x 10')

Forming the heart of the home, this spacious reception room provides ample space for both relaxing and dining. Oak flooring runs throughout, whilst a feature gas fireplace creates an attractive focal point. Double glazed patio doors draw natural light into the room and open through to the conservatory.

CONSERVATORY

A superb additional reception space that significantly enhances the ground floor accommodation. Benefiting from a solid insulated warm roof, radiator and air conditioning unit, this versatile room can be comfortably enjoyed throughout the seasons. French doors open directly onto the rear garden, making it an ideal space for entertaining, relaxing or enjoying views of the garden.

LANDING

With airing cupboard housing the hot water cylinder and doors leading to:

MASTER BEDROOM

3.25m x 3.13m (10'8 x 10'3)

A generously proportioned principal bedroom featuring a built-in triple wardrobe together with an additional storage cupboard, providing excellent storage solutions. Double glazed window to front and radiator.

BEDROOM TWO

3.06m x 2.67m (10'1 x 8'9)

A well-proportioned double bedroom overlooking the rear garden with double glazed window and radiator.

BEDROOM THREE

2.62m x 2.15m (8'7 x 7'1)

A versatile third bedroom equally suited as a nursery, home office or dressing room. Double glazed window to rear and radiator.

FAMILY BATHROOM

Enjoying a modern white suite comprising a P-shaped bath with shower over and glazed

screen, pedestal wash hand basin and low-level WC. Opaque double glazed window to front, radiator and extractor fan.

REAR GARDEN

Designed for both enjoyment and ease of maintenance, the rear garden offers a pleasant outdoor space in which to relax and entertain. A paved patio extends directly from the house creating the perfect setting for outdoor dining, whilst the lawn is complemented by attractive shingle and decking seating areas. Gated side access leads to the front of the property.

GARAGE & DRIVEWAY

The property benefits from an attached single garage with electric roller door, power and lighting connected, eaves storage space and personal door. A private driveway to the front provides valuable off-road parking.

Viewings

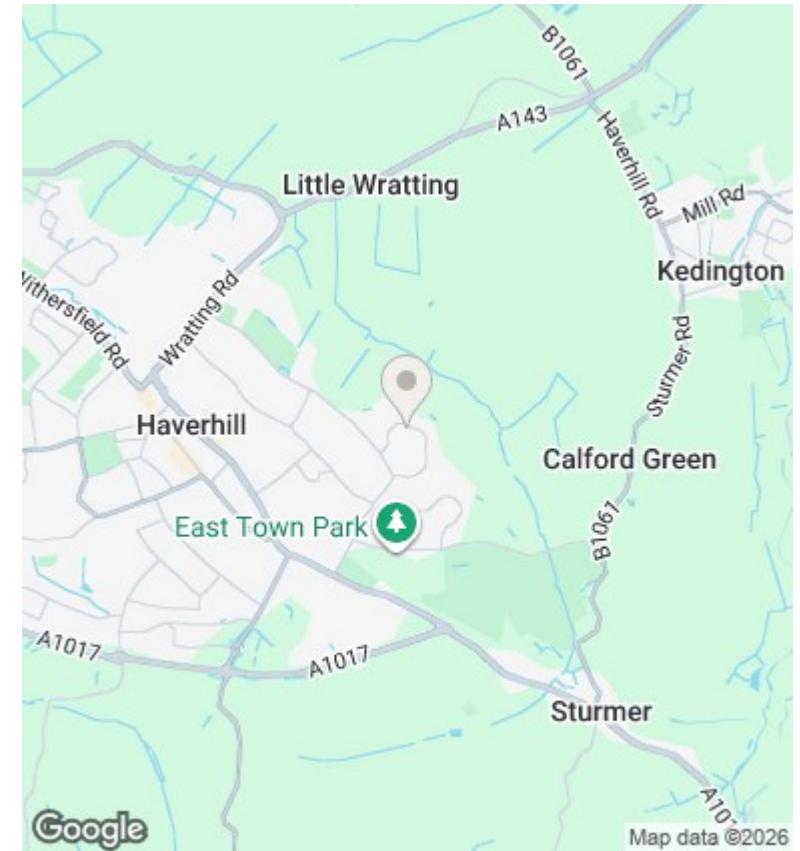
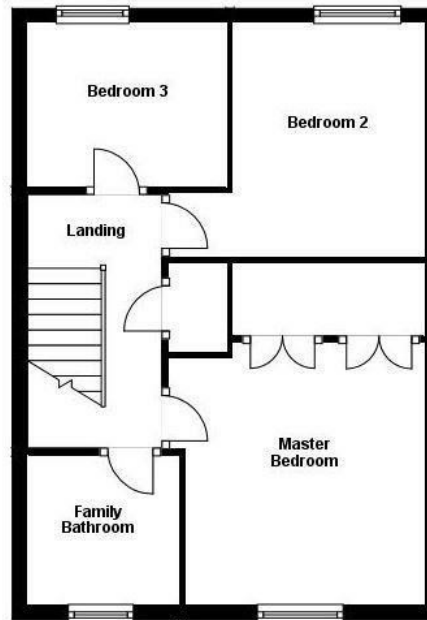
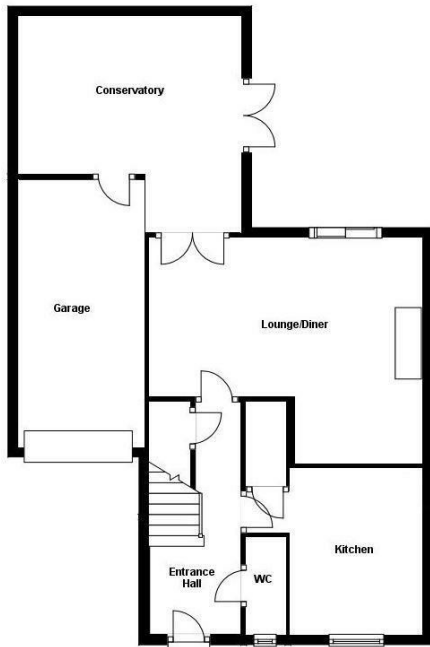
By appointment with the agents.

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.