



8 Raine Avenue, Haverhill, CB9 9QF

£475,000

- Stunning Flint-Fronted Detached Home
- Stylish Snug With Wood Burner
- Double Garage & Ample Parking
- Four Bedrooms, Principal With En-Suite
- Generous Separate Sitting Room
- Tucked Away, Just Three Properties
- Extended Open-Plan Kitchen/Dining Room
- Beautifully Landscaped Rear Garden
- Cambridge Side, Beautiful Open Outlook

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A HIDDEN GEM WITH A STUNNING INTERIOR AND PICTURE-PERFECT SETTING

Tucked away along a private driveway serving just three properties, with a beautiful outlook across open green space, this exceptional four-bedroom detached home occupies an enviable position on the Cambridge side of Haverhill. Behind its attractive flint-fronted façade lies a beautifully extended and thoughtfully styled interior, with a stunning open-plan kitchen/dining room and characterful snug forming the heart of the home. Complemented by a generous sitting room, modern bathroom and en-suite, beautifully landscaped rear garden, double garage and ample parking, this is a truly impressive family home with so much to offer.



Council Tax Band: D



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

A welcoming entrance hall featuring attractive wall panelling, Karndean flooring and a staircase rising to the first floor with useful fitted shelving and storage cupboards beneath. Radiator, decorative coving and doors leading to the ground floor accommodation.

Sitting Room

5.65m (18'7") x 3.48m (11'5")

A generously proportioned sitting room featuring a contemporary decorative scheme with deep blue walls, Karndean flooring and a large window to the front providing natural light. One vertical and one horizontal column-style radiator, decorative coving and ample space for a variety of seating arrangements. Double doors provide access to the outside.

Kitchen/Dining Room

8.02m (26'4") x 3.87m (12'9") max

Impressive open-plan kitchen/dining room featuring a stylish range of dark Shaker-style wall and base units complemented by contrasting quartz worktops and matching quartz splashbacks. A substantial central island with quartz worktop provides additional preparation space and breakfast bar seating. Appliances include a five-ring induction hob with extractor over, eye-level combination double oven, integrated dishwasher and 70/30 fridge/freezer. One-and-a-half bowl stainless steel sink with boiling hot water mixer tap and plumbing for a water softener. Windows to the front and rear, together with three roof windows, provide excellent natural light. The dining area offers ample space for a family dining table, with the accommodation flowing seamlessly into the adjoining snug. Karndean flooring, recessed ceiling spotlights, radiator and gas-fired boiler serving a pressurised heating system.

Pantry

1.73m (5'8") x 0.85m (2'10")

Window to rear and tiled flooring, providing useful additional storage space conveniently positioned off the kitchen.

Snug

3.45m (11'4") max x 3.94m (12'11") max

An attractive additional reception area forming part of the open-plan living space, featuring an exposed brick-effect feature wall and a cast-iron wood-burning stove set on a raised hearth with timber mantel above. Fitted media storage incorporating shelving and cupboards provides a practical focal point, while a feature roof lantern introduces additional natural light. Karndean flooring and recessed ceiling spotlights complete the room.

Utility Room

Fitted with a range of dark Shaker-style base and full-height storage cupboards complemented by a contrasting marble-effect worktop. Plumbing for washing machine, space for tumble dryer, additional open shelving and Karndean flooring.

WC

Fitted with a two-piece suite comprising vanity wash hand basin with mixer tap and low-level WC. Heated towel rail, Karndean flooring and window to rear.

FIRST FLOOR

Landing

Staircase rising from the entrance hall with doors leading to the bedrooms and family bathroom.

Bedroom 1

3.80m (12'5") into wardrobe x 3.60m (11'10")

A well-proportioned principal bedroom featuring an attractive contemporary decorative scheme, fitted carpet and a range of built-in wardrobes with full-height mirrored sliding doors. Window to front, radiator, decorative coving and door leading to the en-suite shower room.

En-suite

A modern en-suite shower room fitted with a glazed shower enclosure, countertop wash hand basin with tall chrome mixer tap and low-level WC. Contemporary dark vanity units with worktop space above provide useful storage, complemented by marble-effect wall and floor tiling and window to rear.

Bedroom 2

3.65m (12') x 2.60m (8'6")

A comfortable double bedroom featuring a window to front, radiator, wood-effect flooring, decorative coving and a built-in storage cupboard. Attractive contrasting wall finishes complement the room.

Bedroom 3

2.95m (9'8") x 2.56m (8'5")

A further double bedroom featuring a window to rear, radiator, fitted carpet, decorative coving and a feature wall finish.

Bedroom 4
2.19m (7'2") x 2.06m (6'9")

A versatile fourth bedroom currently arranged as a dressing room, featuring fitted wardrobes with mirrored sliding doors, wood-effect flooring, window to rear and radiator. Suitable for use as a single bedroom, nursery or home office.

Bathroom

A stylish, modern bathroom fitted with a contemporary white suite comprising panelled bath with independent shower over, separate hand shower attachment and glazed shower screen, countertop wash hand basin with matt black mixer tap and low-level WC. Fitted vanity units provide useful storage with worktop space above, complemented by striking marble-effect wall and floor tiling, recessed ceiling spotlights and window to rear.

OUTSIDE

Front Garden & Parking

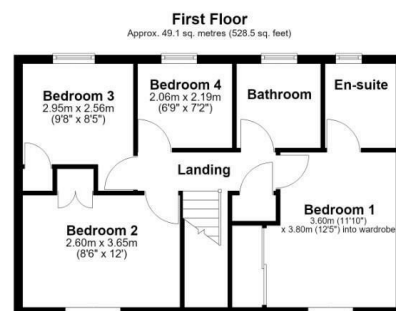
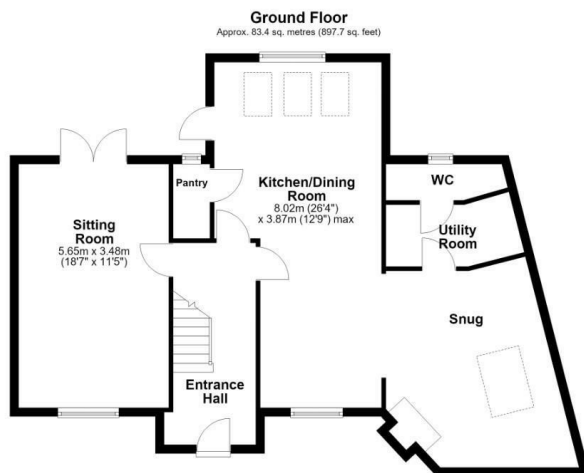
The property is approached via a generous tarmac driveway providing ample off-road parking and access to the double garage, which benefits from twin up-and-over doors, power and lighting, together with useful additional storage space within the eaves. The frontage has been attractively landscaped with paved pathways and decorative slate chippings, creating a neat, low-maintenance approach. The property also enjoys a pleasant outlook to the front across an established open green space with mature trees.

Rear Garden

A beautifully maintained and well-established rear garden, predominantly laid to lawn and complemented by an extensive raised paved terrace immediately adjoining the property, providing an excellent space for outdoor dining and entertaining. Steps lead down to the lawn, which is bordered by mature trees, established shrubs, decorative gravel beds and a variety of colourful planting, creating an attractive and private garden setting. Towards the rear is a further timber-decked seating area with a covered timber pergola, offering an additional space for relaxing and entertaining. The garden is enclosed by timber fencing and mature planting. Gated access to the side leads to a useful storage area, with a further gate providing access to the front of the property.







Total area: approx. 132.5 sq. metres (1426.2 sq. feet)

Viewings

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

