



JAMIE WARNER
— ESTATE AGENTS —



88 Abbotts Road, Haverhill, CB9 0DH

£299,950

- Sought-after Hales Barn location
- Three well-proportioned bedrooms
- No onward chain for convenience
- Generous rear garden in excess of 80ft
- Potential for modernisation and extension
- Bright kitchen overlooking rear garden
- Spacious 26-foot sitting/dining room
- Single garage and ample parking
- Family bathroom & downstairs WC

88 Abbotts Road, Haverhill CB9 0DH

Nestled in the highly sought-after Hales Barn development of Haverhill, this rarely available property offers a unique opportunity to create your dream home. Boasting a spacious plot with a deep front garden and an impressive rear garden extending over 80 feet, such outdoor space is hard to come by in this desirable area.

The property features a three-bedroom layout, including a generously sized principal bedroom and a bright, versatile sitting/dining room that spans over 26 feet. While the house requires modernisation, it offers fantastic potential for extending and adapting to suit contemporary living. The kitchen, WC, and sizeable bathroom provide a solid foundation for updating to your taste.

The outdoor space is a true highlight, with a beautifully maintained rear garden perfect for family gatherings, children's play, or simply relaxing. A single garage, along with off-road parking on the driveway, adds further convenience.

Offered with no onward chain, this home presents an exciting opportunity for buyers looking to create a property that perfectly suits their lifestyle. Properties like this, with large gardens and abundant potential, rarely come to market in Haverhill.



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 spacious entrance hall with a window to the side, stairs leading to the first floor, and a radiator.

WC

Conveniently located ground floor WC with a window to the side. Fitted with a two-piece suite comprising a wall-mounted wash hand basin with tiled splashbacks and a low-level WC.

Kitchen

2.73m (9') x 2.63m (8'8")

A good-sized kitchen with ample potential for modernisation, featuring a range of base and eye-level units with round-edged worktops, a stainless steel sink unit with a single drainer and mixer tap. Includes space for a fridge, a fitted eye-level electric fan-assisted double oven, a four-ring gas hob with an extractor hood above, a window overlooking the rear garden, and a door to the covered side passage.

Sitting/Dining Room

8.07m (26'6") x 3.32m (10'11") max

An impressive sitting and dining room spanning over 26 feet, with a bay window to the front and patio doors opening onto the garden at the rear. The room benefits from two radiators, offering a large, versatile space ideal for entertaining or family living.

First Floor

Landing

A bright landing area with a window to the side, access to the loft, and a door to a storage cupboard housing the wall-mounted combination boiler.

Bedroom 1

4.54m (14'11") x 3.43m (11'3")

Generously proportioned principal bedroom with a window to the front, two fitted double wardrobes, a dressing table, a storage cupboard, and a radiator.

Bedroom 2

3.43m (11'3") x 3.20m (10'6")

A well-sized second double bedroom with a window overlooking the rear garden, a storage cupboard, and a radiator.

Bedroom 3

2.59m (8'6") x 2.13m (7')

A comfortable third bedroom with a window to the front, a built-in storage cupboard, and a radiator.

Bathroom

A sizeable bathroom with a three-piece suite comprising a vanity wash hand basin with a mixer tap, a tiled shower enclosure with an electric power shower, and a low-level WC. The walls are fully tiled, and there is a window to the rear and a radiator.

Outside

The property is situated on a spacious plot, thoughtfully set back to offer a deep front garden. The garden features a well-maintained lawn, bordered at the front by a low wall and framed on either side by mature hedgerows, ensuring privacy and charm. A central paved area serves as a striking focal point within the lawn.

At the rear, the garden extends over 80 feet, providing an ideal space for family gatherings and a safe, expansive area for children to play. A paved patio directly adjacent to the house offers a comfortable spot for seating and relaxation. From here, a door provides access to an

external utility room.

The patio transitions seamlessly into a generous lawn, adorned with beautifully maintained flower and shrub borders. Beyond the lawn lies an additional paved patio, where you'll find a timber shed and a greenhouse, adding practicality and versatility to this impressive outdoor space.

Garage & Drive

A single garage lies to the side of the property with up and door, power and light is connected. A concrete drive leads to the garage providing ample off-road parking.

Viewings

By appointment with the agents.

Special Notes

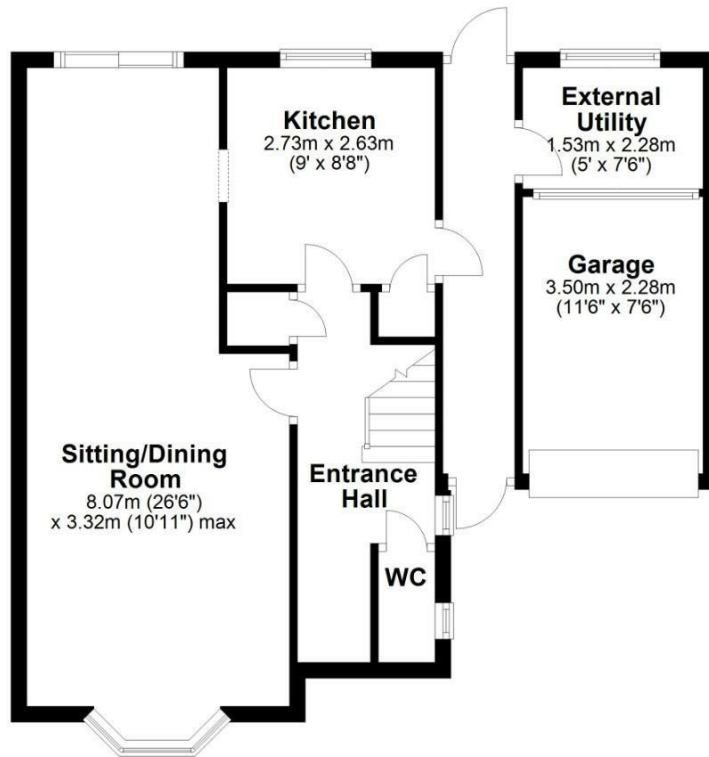
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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





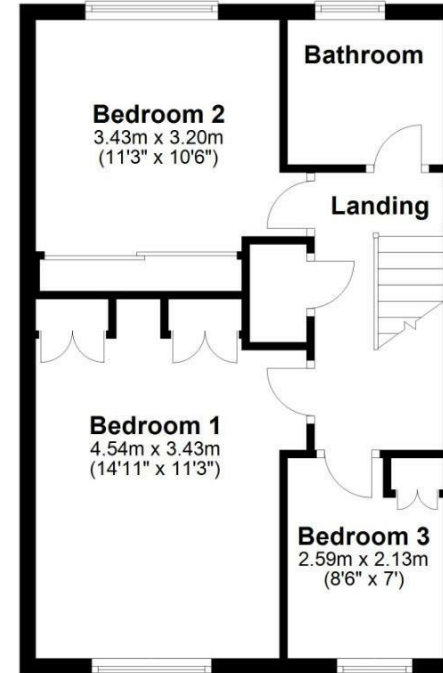
Ground Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 100.7 sq. metres (1083.9 sq. feet)

Viewings

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