JAMIE WARNER
– ESTATE AGENTS –







9 Chainey Pieces, Haverhill, Suffolk, CB9 8BG

£250,000

- Beautifully Renovated Character Home
- Newly Fitted Kitchen/Dining Room
- Generous Front & Rear Gardens
- Three Independent Bedrooms
- Sitting Room with Exposed Brick Fireplace
- Quiet Central Location Opposite Recreation Ground
- Luxury First Floor Bathroom
- Ground Floor WC
- No Onward Chain

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STUNNINGLY RENOVATED THREE-BEDROOM CHARACTER HOME – TUCKED AWAY CENTRAL LOCATION – NO ONWARD CHAIN

Beautifully renovated to an exceptional standard, this stunning character home enjoys a peaceful, tucked-away position in the heart of town, opposite the local recreation ground. Combining period charm with contemporary living, the property features an impressive newly fitted kitchen opening into a dining area, an elegant sitting room with exposed brick fireplace and a ground floor WC. Thoughtfully reconfigured, the first floor offers three independently accessed bedrooms and a luxurious bathroom with freestanding bath and separate shower – a particularly desirable arrangement for a property of this style. With generous front and rear gardens and NO ONWARD CHAIN, viewing is highly recommended.

3 1 2

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
3.96m (13') x 3.51m (11'6")
A beautifully presented and generously proportioned sitting room, enjoying plenty of natural light from the attractive double glazed bay window to the front, complete with fitted plantation shutters. A striking exposed brick chimney breast with an arched fireplace recess and stone hearth provides a wonderful focal point, adding character and charm to the room. Finished with soft neutral carpeting, contemporary grey painted walls and matching skirting boards, creating an inviting living space with ample room for comfortable seating. Doorway leading through to the inner hallway.

Inner Hallway
Providing access between the sitting room and kitchen, with a staircase rising to the first floor and a useful understairs storage cupboard. The hallway features wood-effect flooring which continues through into the kitchen, creating a pleasing sense of continuity between the rooms.

Kitchen
3.96m (13') x 3.64m (11'11")
A stunning, newly fitted kitchen combining contemporary finishes with the wonderful character of an exposed brick chimney breast and original fireplace recess. The kitchen is fitted with an attractive range of sage green Shaker-style wall and base units, complemented by brass-effect handles and beautiful marble-effect work surfaces with matching upstands.

Integrated appliances include a fridge, freezer, slimline dishwasher, eye-level electric oven and four-ring hob with a concealed pull-out extractor above. A white inset sink with a brass-effect mixer tap is positioned beneath the double glazed rear window, providing natural light across the work surfaces.

Recessed ceiling spotlights and attractive wood-effect flooring complete the contemporary finish, whilst the generous proportions provide excellent preparation and storage space. A wide opening leads through to the adjoining dining area, creating a sociable arrangement ideal for everyday living and entertaining.

Dining Area
3.04m (10') x 2.35m (7'9")
A delightful addition to the kitchen, providing a dedicated dining space with ample room for a family dining table and chairs. Finished in complementary muted green tones with wood-effect flooring continuing from the kitchen, the room enjoys natural light from a double glazed side window. Recessed ceiling spotlights, a radiator and a glazed external door providing access to the rear complete this attractive and practical space. A doorway leads through to the ground floor WC.

WC
2.35m (7'9") x 0.96m (3'2")
A neatly presented ground floor cloakroom fitted with a contemporary white rectangular wash hand basin set upon a dark vanity storage unit, complemented by a chrome mixer tap, and a low-level WC. Finished with neutral painted walls, a radiator and two small double glazed windows to the rear providing natural light.

First Floor

Landing
Stairs rise from the ground floor to the first-floor landing, providing access to all three bedrooms and the family bathroom.

Bedroom 1
3.96m (13') x 3.66m (12')
A superb principal bedroom offering excellent proportions and plenty of space for a double bed and additional bedroom furniture. Two double glazed windows to the front provide an abundance of natural light, whilst a beautiful exposed brick chimney breast incorporating a traditional cast iron fireplace creates a striking focal point and adds considerable character. Finished with fresh neutral decoration, soft carpeting and a radiator, this is a particularly attractive and spacious main bedroom.

Bedroom 2
3.04m (10') x 2.35m (7'9")
A well-presented bedroom enjoying natural light from a double glazed window overlooking the rear. The room features a traditional cast iron fireplace set within a chimney breast recess, adding an appealing period detail. Finished with neutral painted walls, carpeting and a radiator.

Bedroom 3
3.14m (10'4") max x 1.95m (6'5")
A bright and neatly presented third bedroom with a double glazed window overlooking the rear. The room features fresh neutral decoration, soft carpeting and a gently sloping ceiling line which adds character to the space.

Bathroom
3.14m (10'4") x 1.59m (5'2")
A beautifully appointed and completely refitted family bathroom, finished to an impressive contemporary standard with carefully chosen fittings and attractive brass-effect detailing. The suite comprises a striking freestanding oval bath with wall-mounted brass-effect filler and separate controls, a vanity wash hand basin set within a deep blue storage cabinet with matching brass-effect tap, and a low-level WC.

A separate shower enclosure features a brass-effect framed sliding glass door, rainfall-style shower fitting and attractive large-format wall tiling. Complementary floor tiling, recessed ceiling lighting and a brass-effect heated towel rail complete this particularly impressive bathroom.

Outside

Front Garden
The property is approached via a paved pathway leading to the attractive green entrance door, with a gravelled frontage enclosed by low-level brick edging and established planting. The traditional painted brick façade and bay window add to the property's character.

Directly opposite the house, separated by a pedestrian footpath, is a further substantial area of garden extending away from the property. This additional garden space is predominantly laid to grass with a variety of mature trees, established hedging and shrubs creating a wonderfully leafy setting. Although currently somewhat overgrown, it offers considerable potential for landscaping and creating an attractive additional outdoor space, with its established planting providing a natural sense of enclosure.

Rear Garden
A particularly generous and established rear garden, accessed via a gated entrance across a shared residents' access pathway to the rear of the property. The garden extends a considerable distance away from the house, offering an excellent amount of outdoor space and tremendous potential for buyers wishing to create their own landscaped retreat.

Predominantly laid to gravel with areas of paving, the garden is enclosed by an abundance of mature hedging, established shrubs and trees, creating a wonderfully green and sheltered setting with a good degree of natural screening. A paved seating area is positioned towards one end, whilst the substantial length of the garden provides plenty of opportunity to introduce lawned areas, additional seating spaces, raised planting beds or vegetable gardens.

A timber garden shed is positioned towards the far end beneath mature trees, providing useful storage. Although the garden would benefit from some attention and landscaping, its generous proportions, established boundaries and considerable potential make it a particularly appealing feature of the property.

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.









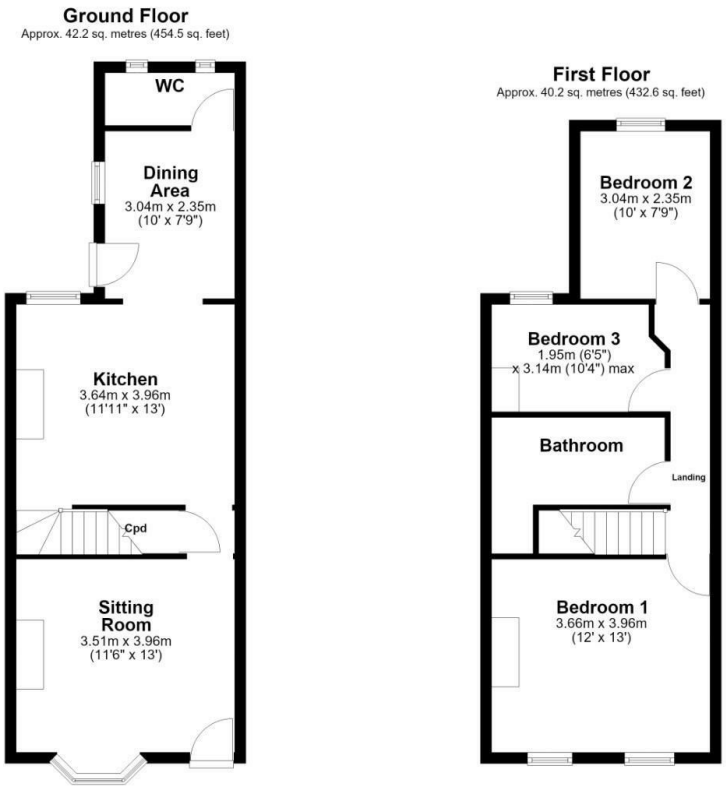




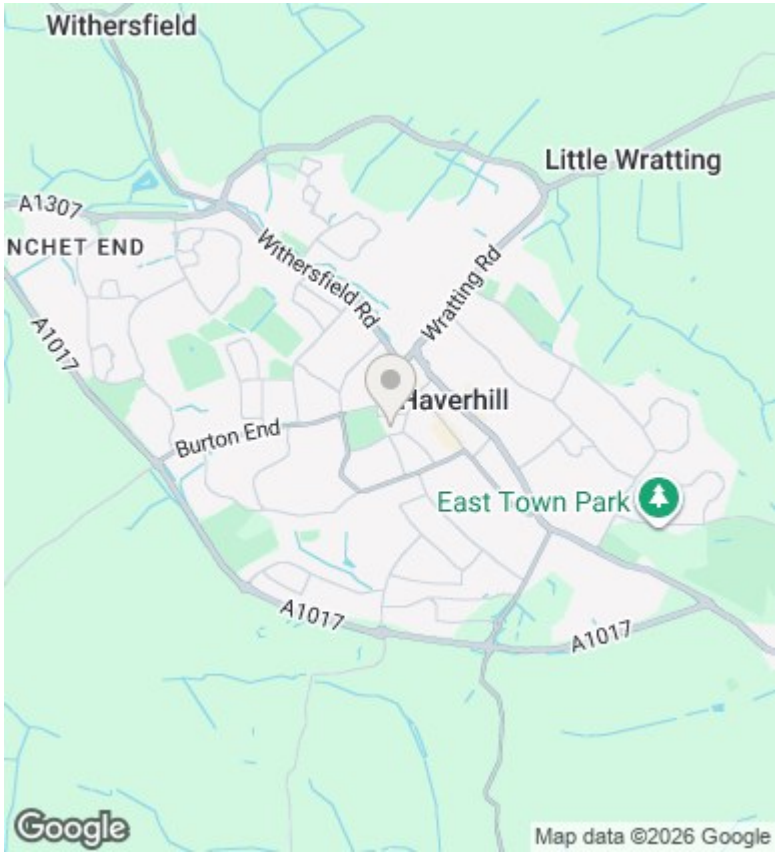








Total area: approx. 82.4 sq. metres (887.1 sq. feet)



Viewings

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

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