



JAMIE WARNER  
— ESTATE AGENTS —



## 12 Orbell Avenue, Little Wratting, Haverhill, CB9 7JY

Offers Over £260,000

- Modern THREE-STOREY TOWNHOUSE
- Open-plan KITCHEN / LIVING SPACE
- Modern bathroom and ground floor WC
- Recent BOYTON PLACE development
- Three well-proportioned bedrooms
- Enclosed rear garden with gated access
- Located on the VERY EDGE OF TOWN
- Spacious TOP-FLOOR PRINCIPAL BEDROOM
- TWO ALLOCATED PARKING SPACES

# 12 Orbell Avenue, Haverhill CB9 7JY

A MODERN THREE-STOREY TOWNHOUSE ON THE EDGE OF TOWN

Situated on the recent Boyton Place development on the very outskirts of town, this well-presented three-storey townhouse offers flexible accommodation arranged over three floors, ideal for modern living.

The property features an open-plan kitchen and living space to the ground floor, three well-proportioned bedrooms including a generous top-floor principal bedroom, and a modern bathroom suite. Outside, the enclosed rear garden provides direct access to the residents' parking area, where the property benefits from two allocated parking spaces.

An excellent opportunity for buyers seeking a contemporary home in a convenient yet edge-of-town setting.



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.

### GROUND FLOOR

#### Entrance Hall

A welcoming entrance hall with wooden flooring, radiator and staircase rising to the first floor, providing access through to the main living space.

#### Kitchen / Living Area

A generous and versatile open-plan kitchen and living area, ideal for modern day living. The kitchen is fitted with a matching range of base and eye-level units, incorporating a 1½ bowl stainless steel sink with mixer tap, fitted electric fan-assisted oven and built-in induction hob with extractor hood over. There is plumbing for a washing machine, dishwasher and space for a fridge/freezer. Finished with wooden flooring throughout, two radiators, a window to the front aspect and double doors providing flexibility within the space.

#### WC

Fitted with a contemporary two-piece suite comprising a wall-mounted wash hand basin with mixer tap and tiled splashbacks, and a low-level WC. Wooden effect flooring.

### FIRST FLOOR

#### Bedroom 2

A well-proportioned double bedroom with window to the rear elevation and radiator.

#### Bedroom 3

A bright and airy room with two windows to the front elevation and radiator, suitable as a bedroom, nursery or home office.

#### Bathroom

Fitted with a modern three-piece suite comprising a panelled bath with shower attachment, wash hand basin with mixer tap and a low-level WC. Finished with tiled splashbacks, radiator and window to the side elevation.

### SECOND FLOOR

#### Landing

Deep, walk-in cupboard, door to:

### Bedroom 1

A spacious principal bedroom occupying the entire top floor, featuring Velux windows to both the front and rear elevations allowing excellent natural light, along with a radiator.

### OUTSIDE

The rear garden is neatly enclosed by timber fencing and is laid mainly to lawn, providing a practical and low-maintenance outdoor space. A paved seating area at the far end offers room for garden furniture, while a paved pathway runs alongside the lawn, creating defined access through the garden. A gate at the head of the garden provides direct access to the residents' parking area, where the property benefits from two allocated parking spaces.

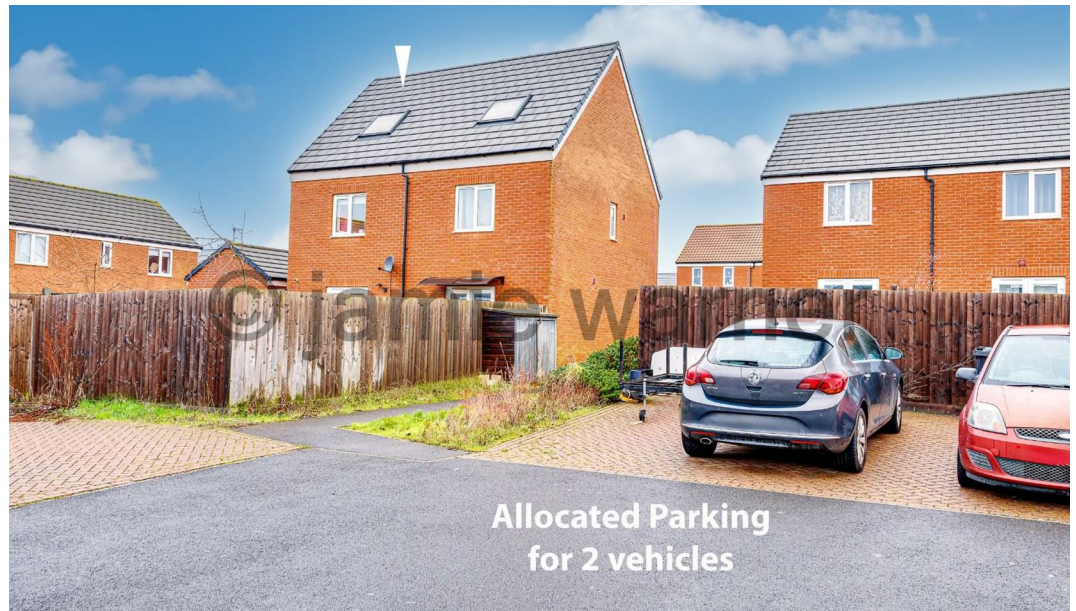
### Viewings

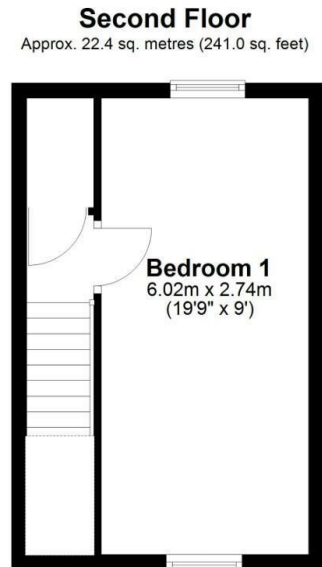
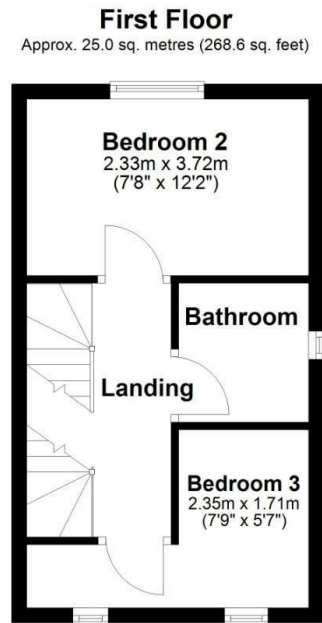
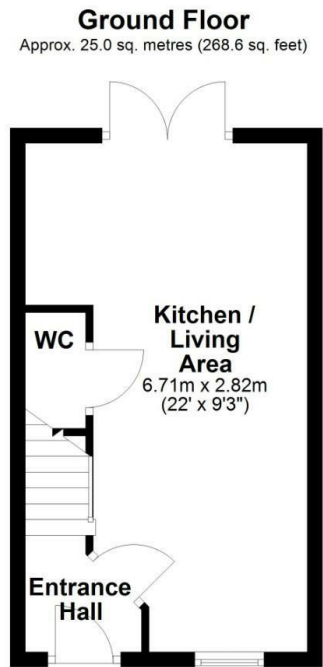
By appointment with the agents.

### Special Notes

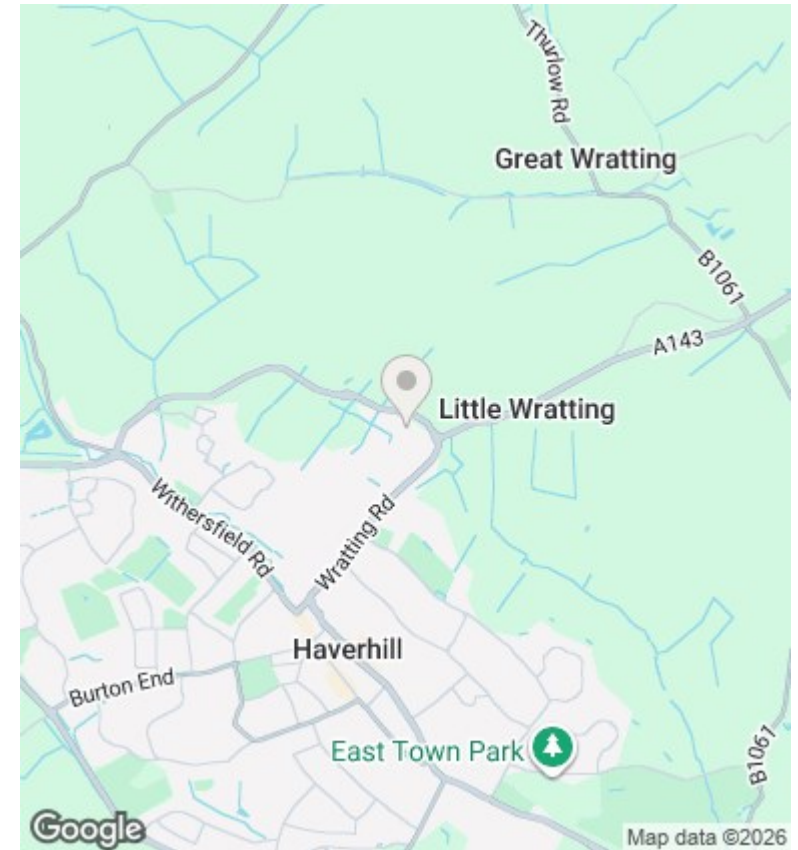
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 72.3 sq. metres (778.2 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	