JAMIE WARNER
ESTATE AGENTS







42 Primrose Hill, Haverhill, Suffolk, CB9 9LS

£220,000

- Tucked-away Victorian cul-de-sac location
- Two characterful reception rooms
- Enclosed rear courtyard garden
- Walking distance to town centre
- Versatile cellar with multiple uses
- Extensive separate front garden
- Two generous double bedrooms
- Fitted kitchen and downstairs WC
- Garage and off-road parking

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CHARMING VICTORIAN TERRACED HOME WITH TWO DOUBLE BEDROOMS, VERSATILE CELLAR, TWO SEPARATE GARDENS, GARAGE & OFF-ROAD PARKING – TUCKED AWAY IN A CENTRAL CUL-DE-SAC

Tucked away in Primrose Hill, an attractive Victorian cul-de-sac within easy reach of Haverhill town centre, this charming two-bedroom terraced home offers considerably more than first meets the eye. Combining period character with practical living space, the property features two generous reception rooms, a versatile cellar currently used as a home office and additional sitting area, and two double bedrooms. Outside is equally appealing, with an enclosed rear courtyard garden and a surprisingly extensive separate front garden across the cul-de-sac, complete with a timber garage and off-road parking. A characterful home in a wonderfully convenient yet tucked-away setting.

2 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

Porch
An entrance porch providing access into the sitting room.

Sitting Room
3.61m (11'10") x 3.10m (10'2")
A welcoming reception room featuring a large front-facing window which fills the space with natural light. An attractive log-effect electric fireplace creates a focal point, complemented by fitted shelving recessed into the alcove. A contemporary slatted panelled cupboard discreetly houses the wall-mounted gas combination boiler serving the central heating and domestic hot water systems. There is ample space for comfortable seating, with a radiator completing the room.

Hall
With stairs rising to the first floor.

Dining Room
3.61m (11'10") x 3.26m (10'8")
A particularly appealing feature of the property, this generously proportioned dining room combines character with practical everyday living. An exposed brick chimney breast creates a striking focal point, complemented by feature pendant lighting and tiled flooring. The room incorporates a substantial central island with a wood-effect worktop, fitted storage cupboards and space for seating, making it an excellent setting for both everyday dining and entertaining. Additional matching fitted units provide further storage and worktop space, whilst double doors open onto the rear courtyard garden, bringing natural light into the room. A staircase leads down to the cellar, providing an additional and surprisingly versatile area of accommodation.

Cellar
3.61m (11'10") x 2.91m (9'7")
An excellent addition to the property, this substantial cellar provides considerably more than conventional storage space. Currently arranged as a home office and additional sitting area, the room benefits from a front-facing window, radiator and recessed ceiling lighting. Offering a flexible space that can be adapted to suit a variety of needs, it is particularly appealing for those working from home, requiring a hobby room or simply looking for somewhere separate to relax.

Kitchen
2.25m (7'5") x 2.23m (7'4")
Positioned beyond the dining room, the kitchen is fitted with a range of Shaker-style base and wall units, complemented by wood-effect worktops and decorative patterned tiled splashbacks. There is a sink with drainer and mixer tap, space for a cooker and plumbing for both a washing machine and dishwasher. Open shelving provides additional practical storage, whilst two windows to the side bring natural light into the room. Tiled flooring continues the finish from the adjoining dining room, creating a pleasing sense of continuity.

WC
Conveniently positioned beyond the kitchen, the ground floor cloakroom is fitted with a two-piece suite comprising a wall-mounted wash hand basin with tiled splashback and low-level WC, complemented by tiled flooring.

First Floor

Landing
Providing access to both double bedrooms and the family bathroom, with a useful built-in storage cupboard.

Bedroom One
3.61m (11'10") x 3.33m (10'11")
A generously proportioned double bedroom overlooking the rear of the property, offering plenty of space for a large bed and additional bedroom furniture. The room benefits from a substantial fitted over-bed storage arrangement incorporating cupboards and bedside units, providing excellent storage without compromising the available floor space. A radiator and rear-facing window complete the room.

Bedroom Two
3.61m (11'10") x 3.10m (10'2")
Another excellent-sized double bedroom, enjoying plenty of natural light from its front-facing window. Currently arranged with a double bed and additional furniture, the room demonstrates its generous proportions and flexibility. Additional features include fitted shelving, a radiator and an attractive character fireplace feature. Equally suitable as a principal bedroom, guest room or spacious bedroom for a growing family.

Bathroom
A good-sized family bathroom fitted with a three-piece suite comprising a panelled bath with independent power shower over and glass shower screen, pedestal wash hand basin and low-level WC. Contemporary wall panelling around the bath creates a smart finish, whilst additional features include a chrome heated towel rail, radiator, useful fitted storage and windows to the side and rear providing natural light and ventilation.

Outside

Rear Courtyard Garden
To the rear of the property is an enclosed courtyard-style garden offering a pleasant outdoor space with a combination of paved seating areas, lawn and established shrubs and planting. Timber fencing provides defined boundaries, whilst the paved terrace offers space for outdoor furniture and entertaining.

A gate at the far end of the garden leads onto a secure residents' access pathway, which is shared by neighbouring properties. The pathway itself is accessed through a locked gate at its entrance, with each resident having a key.

Front Garden, Garage & Parking
Situated separately from the house, across Primrose Hill, is a surprisingly extensive garden extending well beyond the initial parking area. A block-paved driveway provides off-road parking and leads to a timber garage with double doors. A gated pathway runs alongside the garage, opening into a long garden area with established trees, shrubs and planting, offering considerable scope for further landscaping and personalisation.

Continuing towards the far end, the garden incorporates a chicken coop, with a further gate providing access to an additional enclosed section. This area is predominantly laid to earth with a central pathway leading to a seating area at the far end, enclosed by timber fencing.

The overall arrangement offers an unusual amount of outdoor space for a terraced property, with several distinct areas that could be adapted for gardening, growing produce, outdoor entertaining or simply enjoying the surroundings.

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.









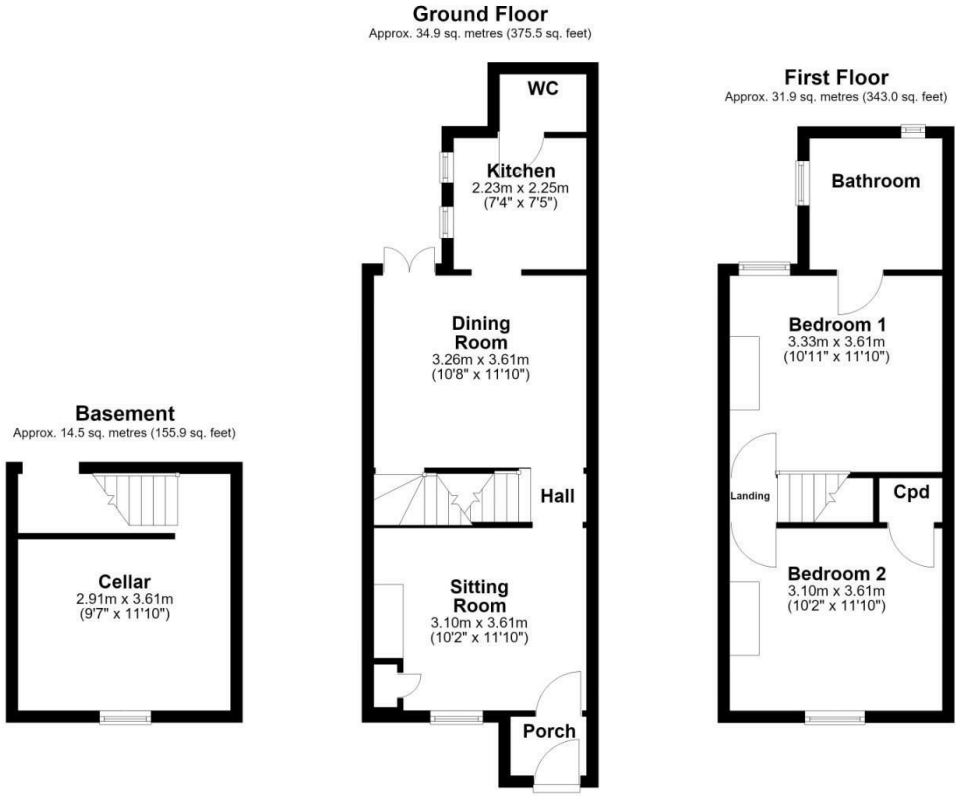




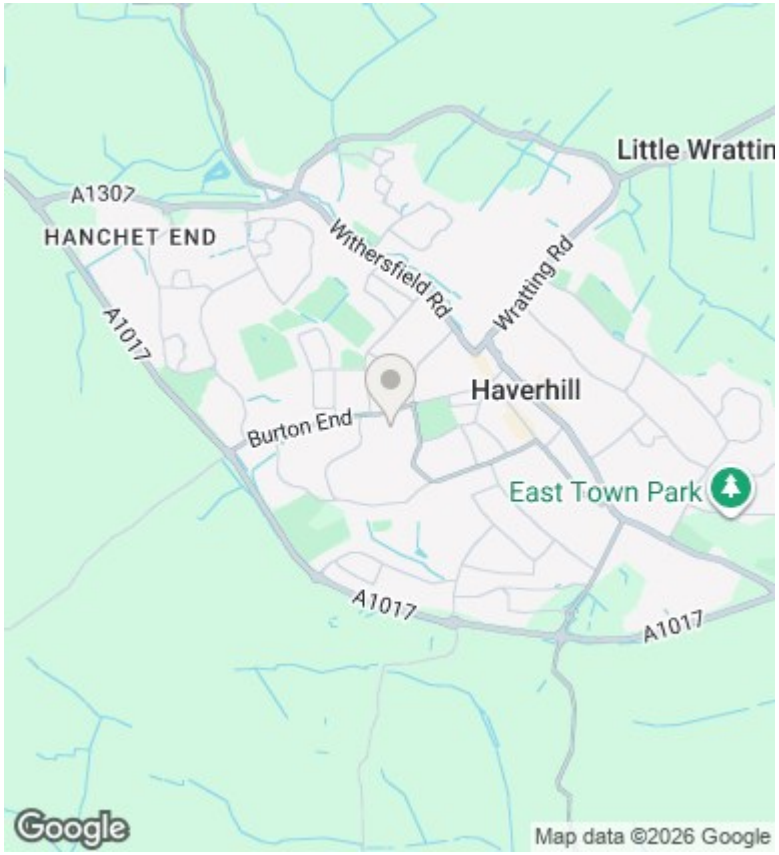






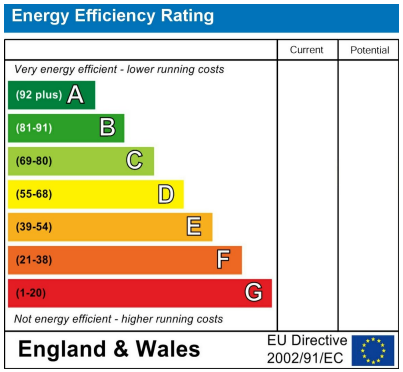


Total area: approx. 81.2 sq. metres (874.5 sq. feet)



Viewings

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



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