



JAMIE WARNER
— ESTATE AGENTS —



40 Vanners Road, Haverhill, CB9 8NR

£250,000

- Quiet town centre cul-de-sac
- Bright front aspect sitting room
- Attractive bathroom suite
- Private driveway and car port
- Kitchen/diner with garden access
- Enclosed garden backing onto trees
- Garage with workshop space
- Two well-proportioned bedrooms
- Excellent parking and storage options

40 Vanners Road, Haverhill CB9 8NR

TUCKED AWAY HOME WITH GARAGE AND DRIVEWAY PARKING

This two-bedroom semi-detached home enjoys a tucked-away position in one of the town centre's best-kept secrets – a quiet cul-de-sac just moments from shops, cafés and amenities, yet neatly removed from the bustle. The property benefits from a particularly generous parking arrangement, with its own private driveway, car port and garage/workshop. The well-presented accommodation includes a bright sitting room, kitchen/dining room with garden access, two bedrooms and a first-floor bathroom. The rear garden is enclosed and private, backing onto a small wooded area, providing a rare chance to enjoy town centre convenience with excellent outdoor space and parking.



Council Tax Band: B



GROUND FLOOR

Entrance Hall:

Door to sitting room, built-in storage cupboard.

Sitting Room: 4.45m (14'7") x 2.90m (9'6")

A bright and welcoming space with a front-facing window, filling the room with natural light. The stairs lead to the first floor, while a radiator provides comfort. A versatile room, ideal for both everyday living and relaxation.

Kitchen/Dining Room: 4.45m (14'7") x 2.76m (9'1")

A spacious and well-planned kitchen/dining room, fitted with a range of modern units and generous work surfaces. The layout includes a built-in oven with gas hob and extractor, alongside space for further appliances. Natural light pours in through a side window, a further garden-facing window, and large sliding doors that open directly to the rear garden. The dining area is perfectly positioned beside the doors, creating a bright and inviting setting, ideal for everyday living and entertaining.

FIRST FLOOR

Landing:

Access to all first floor rooms, window providing natural light and a radiator.

Bedroom 1: 4.45m (14'7") x 2.90m (9'6")

A generous double bedroom enjoying a dual aspect, allowing plenty of

natural light to flow through. The room includes a built-in double cupboard and a radiator, with outlooks to the front and side. A well-proportioned space, ideal as the principal bedroom.

Bedroom 2: 3.13m (10'3") x 2.76m (9'1")

A well-presented bedroom with a window overlooking the rear garden, filling the room with natural light. The space is complemented by a radiator and is ideal as a second bedroom, guest room, or home office.

Bathroom:

Finished with fully tiled walls, the bathroom comprises a panelled bath with shower over and glass screen, pedestal wash basin, and WC. A window to the side aspect allows for natural light and ventilation, while a radiator completes the room. A smart and functional space, well suited to modern family living.

Outside:

The rear garden provides a private and enclosed outdoor space, beginning with a paved patio ideal for seating and outdoor dining. Steps rise to a lawn with established planting, leading on to a covered pergola seating area at the far end. A door gives access into the garage/workshop, while at the head of the garden there is also a timber shed. Gated access connects the garden through to the drive and car port, ensuring both convenience and practicality.

Front Garden, Driveway and Garage:

To the front of the property is a neat garden area with planting, adding kerb appeal. A tarmac driveway provides off-road parking and leads

beneath a covered car port, which in turn gives access to the garage. This arrangement offers generous and practical parking options, with the garage providing further storage or workshop space. Power and light is connected.

Special Notes

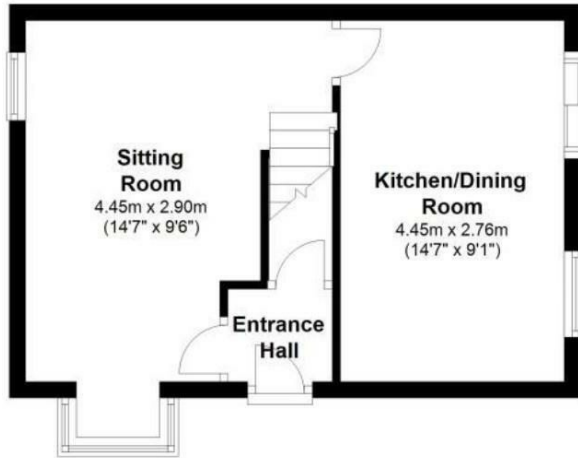
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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





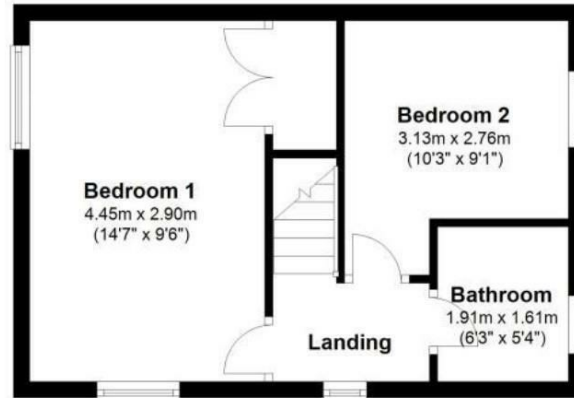
Ground Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

Viewings

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

C

