



## Mount Pleasant Withersfield Road, Haverhill, CB9 7RN

£375,000

- Chain free sale
- Three double bedrooms
- Large established gardens
- Individual detached home
- Non-estate position
- Detached double garage
- Generous accommodation
- Flexible living space

# Mount Pleasant Withersfield Road, Haverhill CB9 7RN

CHAIN FREE INDIVIDUAL THREE BEDROOM DETACHED HOME ON A GENEROUS 0.25 ACRE (sts) PLOT WITH DOUBLE GARAGE

Occupying a sought-after non-estate position, this individual three bedroom detached home sits on a generous plot of approximately 0.25 acres (sts), with the house positioned towards the rear, allowing the main gardens to extend out to the front and creating a real sense of space and privacy.

The property offers spacious and flexible accommodation, well suited to family living. Having been owned by the same family for many years, it now presents an excellent opportunity for a buyer to update and personalise to their own taste.

Outside, the property continues to impress with established gardens, a private driveway approach and a detached double garage, making this a home with clear long-term potential.



Council Tax Band: D



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 stairs rising to the first floor. Doors provide access to the principal ground floor accommodation.

Porch

A practical entrance porch with tiled flooring and two side-aspect windows providing natural light. Door leading into the entrance hall.

Dining Room

3.66m x 3.13m (12' x 10'3")  
A bright reception room positioned to the front of the property with window overlooking the front aspect. Open plan through to the kitchen, creating a sociable layout ideal for everyday living. Useful pantry cupboard.

Kitchen

3.89m x 3.05m (12'9" x 10')  
Fitted with a matching range of base and eye level units with round edged worktops incorporating a stainless steel sink unit with mixer tap and double drainer. Integrated Neff double oven and microwave, four ring ceramic hob with extractor hood over and integrated dishwasher. Tiled flooring and window overlooking the garden. Open plan through to the dining room, with a separate door leading to the sitting room and access to the conservatory.

Conservatory

A useful addition positioned off the kitchen, of half brick and uPVC double glazed construction with a double

glazed polycarbonate roof. Wooden flooring and patio doors providing access out to the garden. A versatile space suitable for dining, seating or additional living use.

Sitting Room

6.81m x 3.45m (22'4" x 11'4")  
A spacious dual-aspect reception room enjoying windows to both the front and side aspects allowing excellent natural light. Accessed via a door from the kitchen.

Family Room

4.48m x 3.35m (14'8" x 11')  
A further generous reception room positioned to the side of the property with windows to the side and rear aspects. Storage cupboard. A versatile space suitable as a second sitting room, playroom or home office.

Utility Room

2.55m x 2.07m (8'4" x 6'10") max  
Fitted with base and eye level units providing additional storage and workspace with space for fridge/freezer and tumble dryer. Window to the side aspect and door leading through to the ground floor WC.

WC

1.64m x 0.78m (5'5" x 2'7")  
Fitted with a two piece suite comprising wall mounted wash hand basin and low-level WC with full height tiling to all walls. Window to the front aspect.

FIRST FLOOR

Landing

Providing access to all first floor accommodation.

Bedroom One

3.66m x 3.13m (12' x 10'3")  
A comfortable double bedroom with window to the front aspect and built-in wardrobes including two cupboards with sliding doors plus an additional fitted wardrobe.

Bedroom Two

3.46m x 3.05m (11'4" x 10')  
A well-proportioned double bedroom with window overlooking the garden and built-in storage cupboard with sliding door.

Bedroom Three

3.46m x 2.79m (11'4" x 9'2") max  
A good-sized third bedroom with window to the front aspect.

Shower Room

2.04m x 1.95m (6'8" x 6'5")  
Fitted with a suite comprising a generous double shower enclosure with glass screen and vanity wash hand

basin with mixer tap. Window to the side aspect.

#### Separate WC

1.71m x 1.05m (5'7" x 3'5")

Fitted with low-level WC, full height wall tiling and window.

#### OUTSIDE

The property occupies a particularly generous plot of approximately 0.25 acres, with the main garden positioned to the front, the house sitting attractively within the plot which provides a strong sense of space and privacy.

Accessed from the road via a private tarmac driveway, the drive leads into the property where a block paved driveway provides extensive off-road parking and turning space.

The gardens are predominantly laid to lawn with a variety of mature trees, shrubs and established planting which give the grounds a well-established feel. A paved pathway leads through the garden towards the property, while a greenhouse sits within the garden for those who enjoy growing plants and vegetables.

Situated within the driveway area is a detached double garage with power and lighting connected, electric door, side window and personal door. The garage also benefits from useful eaves storage space above. To the side of the garage there is also a timber garden shed providing additional external storage.

Overall the grounds offer a wonderful sense of space and privacy with mature gardens surrounding 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. 125.5 sq. metres (1350.5 sq. feet)

## Viewings

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

