

Broad Road, Thurlow
Haverhill, Suffolk CB9 7JJ
Guide Price £525,000

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Broad Road, Haverhill, Suffolk CB9 7JJ

A rather special family home set within this semi-rural location and enjoying magnificent gardens and breathtaking views to rear overlooking rolling countryside.

Thurlow offers a thriving community and enjoys good facilities include public house, church and well regarded primary school. Life in the village always seems to be enjoyed.

Skilfully extended and greatly improved in recent years, this charming property offers some sizeable rooms throughout and offers accommodation to include entrance hall, living room, kitchen/dining room, study/bedroom 4 (with ensuite shower), lobby, utility room, cloakroom, three principal bedroom and a refitted family bathroom.

Externally the property offers outstanding gardens to the rear providing a fabulous addition to this charming house and extensive driveway providing ample parking.

Access to stairs, and doors leading to:

Living Room
17'7" x 15'10"
Window to front aspect. Internal door to bedroom4/study, external french doors to rear garden.

Breakfast Room
15"4' x 11"2'
Fireplace recess and window to front aspect.

Kitchen
15'4" x 9'10"
Fitted with eye and base level units with worktop over. Integrated ceramic sink with stainless steel mixer tap, and dishwasher. Window to rear aspect.

Utility
7'3" x 6'2"
Integrated sink, space for white goods. Door leading to WC, window to side aspect.

WC
6'2" x 3'11"
Suite comprising of WC and handwash basin. Boiler installed November 2025. Window to rear aspect.

Study/Bedroom 4
17'7" x 11'6"
Doors to ensuite, and rear garden. Window to front aspect.

Suite comprising of shower, WC and hand wash basin.

Bedroom 1
15'10" x 10'6"
Window to front aspect.

Bedroom 2
12'2" x 10'7"
Built in storage, window to front aspect.

Bedroom 3
11'1" x 10'8"
Window to rear aspect.

Bathroom
12'0" x 6'6"
Suite comprising of panelled bath, shower, WC and handwash basin. Window to rear aspect.

Outside Front
Large gravel driveway with mature shrubberies.

Outside Rear
Patio leading to large lawn with a decked area.

Property Information
EPC - E
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Cottage
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 148 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - Yes, Openreach
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

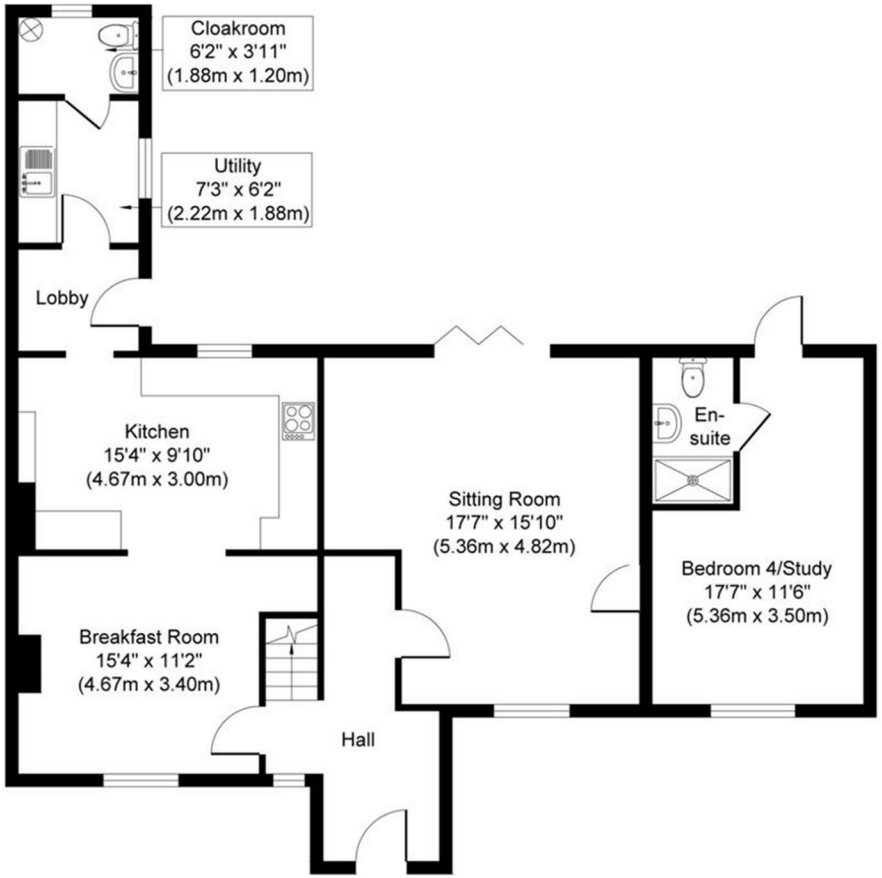
Location
Thurlow is a picturesque and highly desirable village set amidst the beautiful rolling countryside on the Cambridgeshire and Suffolk border. Offering a peaceful rural lifestyle with a strong sense of community, the village is ideally positioned for access to the nearby market towns of Haverhill, Newmarket and Saffron Walden, while Cambridge is within easy commuting distance. Surrounded by open countryside, scenic walking routes and equestrian facilities, Thurlow is perfect for those seeking a balance of village charm and modern convenience, with a wide range of shopping, dining, schooling and leisure amenities available close by.



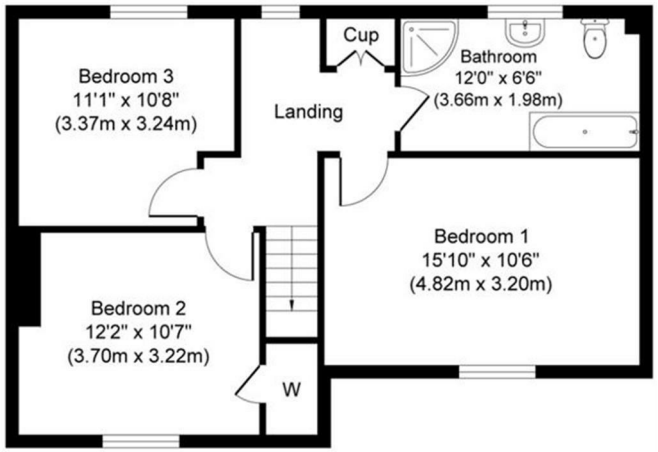




- **Charming Home**
- **Semi-Rural Location**
- **Skilfully Extended And Improved**
- **Extensive Enclosed Garden**
- **Ample Parking**
- **Breathtaking Views**

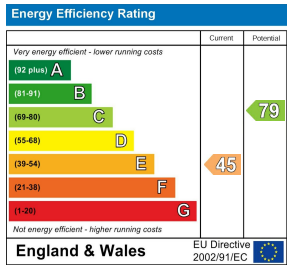


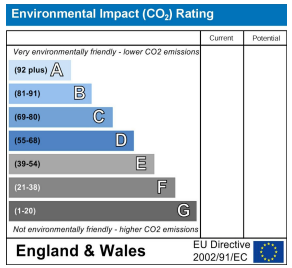
Ground Floor
Approximate Floor Area
979 sq. ft
(90.96 sq. m)



First Floor
Approximate Floor Area
614 sq. ft
(57.00 sq. m)







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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