



JAMIE WARNER
— ESTATE AGENTS —



62 Ruffles Road, Haverhill, CB9 0JX

£275,000

- Views towards wildlife site
- Four bedrooms
- Modern family bathroom
- Approx. 915 sq ft
- Principal suite with en-suite
- Walking distance to town & supermarkets
- Three storey accommodation
- Spacious sitting / dining room
- Side-by-side double driveway

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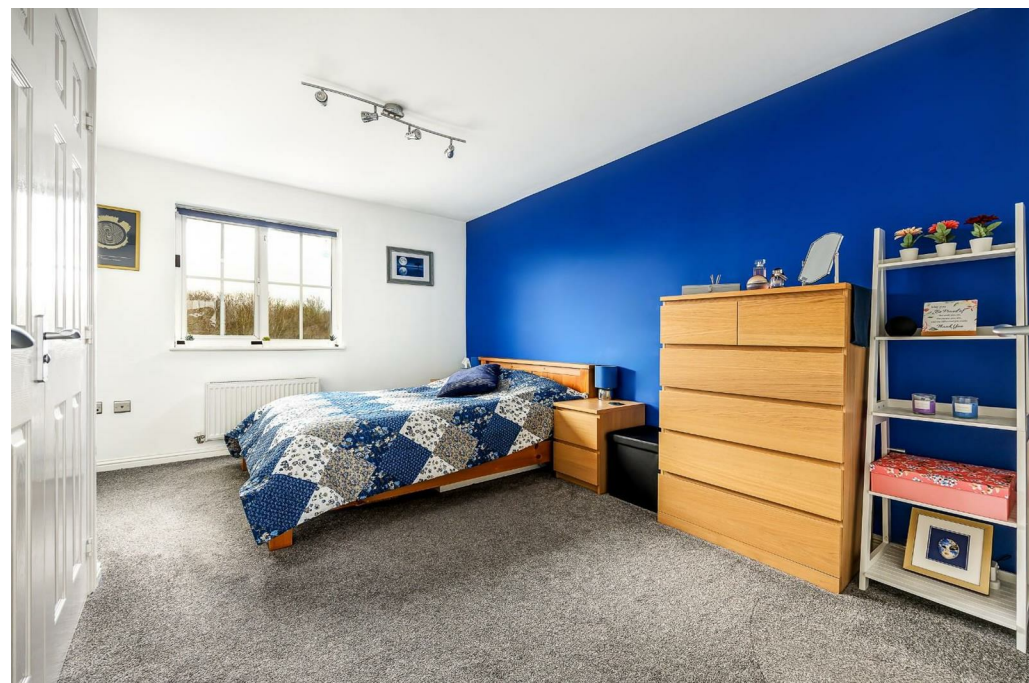
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WELL POSITIONED THREE-STOREY HOME WITH PARK VIEWS & DOUBLE DRIVEWAY

Positioned within a quiet cul-de-sac and enjoying attractive views towards Millfields County Wildlife Site and East Town Park beyond, this well-presented three-storey townhouse offers flexible accommodation extending to approximately 915 sq ft. With a generous sitting/dining room, principal bedroom with en-suite and the rare benefit of side-by-side driveway parking for two vehicles, this is a superb opportunity for families and professional buyers alike.



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

2.82m x 2.00m (9'3" x 6'7")

A welcoming entrance space with wooden flooring and radiator, creating an immediate sense of openness. Stairs rise to the first floor, with access to the principal ground floor rooms.

WC

1.85m x 0.88m (6'1" x 2'11")

Conveniently positioned cloakroom fitted with a two-piece suite comprising pedestal wash hand basin and low-level WC, tiled splashbacks, radiator and window to front.

Kitchen

2.82m x 1.83m (9'3" x 6')

Well-appointed kitchen fitted with a matching range of units and round-edged worktops, 1½ bowl stainless steel sink with mixer tap, integrated dishwasher, plumbing for washing machine and space for fridge/freezer. Fitted electric fan-assisted oven with four-ring ceramic hob and extractor hood over. Window to front and tiled flooring complete the space.

Sitting / Dining Room

4.42m max x 3.93m max (14'6" x 12'11")

A generously proportioned reception space offering clearly defined sitting and dining areas, ideal for both everyday living and entertaining. Two radiators, useful storage cupboard and patio doors opening directly onto the rear garden, allowing for plenty of natural light.

FIRST FLOOR

Landing

3.32m x 1.87m (10'11" x 6'2")

Spacious landing with radiator and stairs rising to the second floor, providing access to:

Bedroom Two

3.93m max x 2.71m max (12'11" x 8'11")

A well-balanced double bedroom with window overlooking the rear aspect and radiator.

Bedroom Three

3.93m max x 2.58m max (12'11" x 8'5")

A comfortable and versatile bedroom with window to the front and radiator.

Family Bathroom

1.96m x 1.85m (6'5" x 6'1")

Fitted with a three-piece suite comprising panelled bath with shower attachment and mixer tap, pedestal wash hand basin and low-level WC. Finished with full-height tiling, heated towel rail and window to side.

SECOND FLOOR

Principal Bedroom

4.17m x 2.79m max (13'8" x 9'2")

An impressive top-floor principal suite enjoying excellent privacy. Window to front, radiator, built-in storage via double doors and access to the en-suite.

En-Suite

1.79m max x 1.66m (5'11" x 5'5")

Stylishly fitted with a three-piece suite comprising vanity wash hand basin, tiled shower enclosure with power shower and folding screen, and low-level WC. Heated towel rail and tiled flooring.

Bedroom Four

3.86m max x 2.13m max (12'8" x 7')

A further well-proportioned bedroom with window to rear and radiator, offering flexibility for

family use or working from home.

OUTSIDE

Front & Parking

The property enjoys a particularly pleasant position within a quiet cul-de-sac and benefits from attractive outlooks towards Millfields County Wildlife Site and walk, with East Town Park beyond — a real advantage for those who enjoy green space and countryside-style surroundings close to town amenities.

To the side of the adjoining garage is a private driveway providing side-by-side parking for two vehicles, offering excellent convenience for modern living. (Please note: the garage itself does not form part of the property.)

Rear Garden

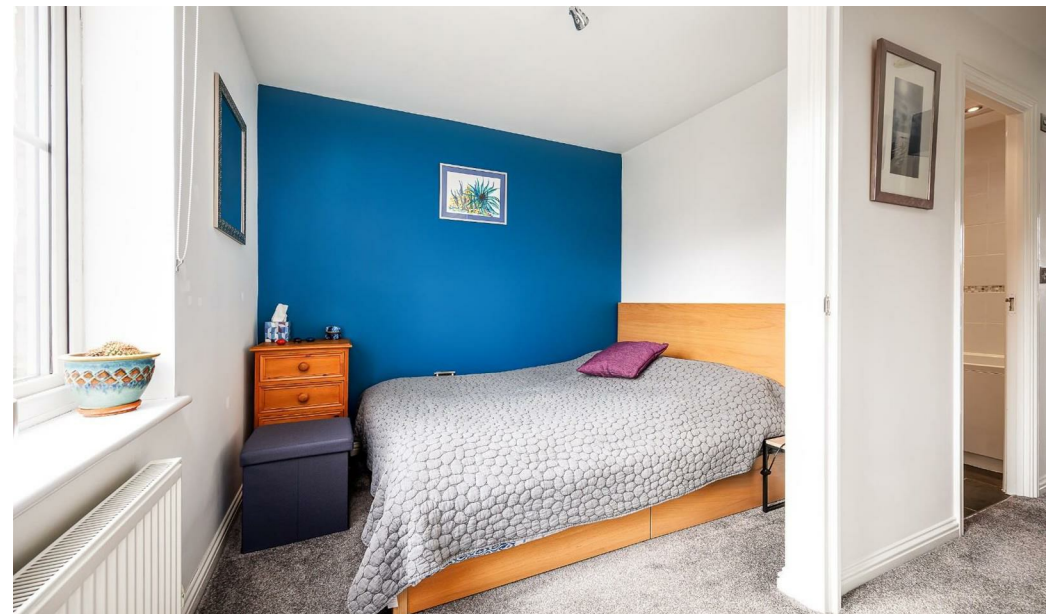
The rear garden is fully enclosed by timber fencing, providing a safe and private outdoor space. Predominantly laid to lawn, it features a central paved pathway leading to a timber shed at the rear for useful storage. A patio area sits directly outside the sitting/dining room, creating a pleasant spot for outdoor seating and summer entertaining. Gated rear access adds further practicality.

Viewings

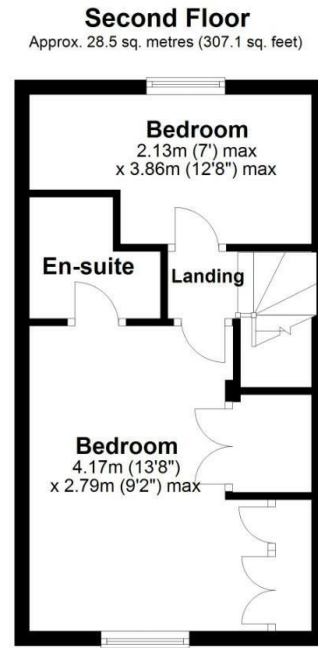
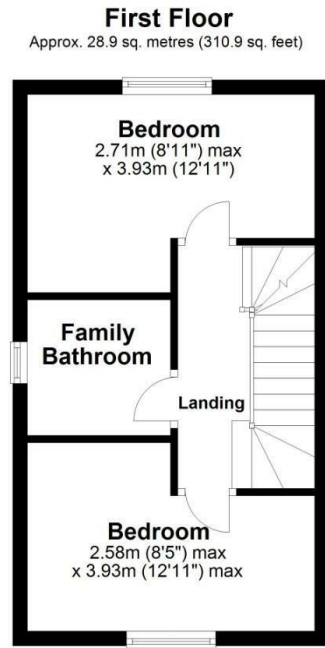
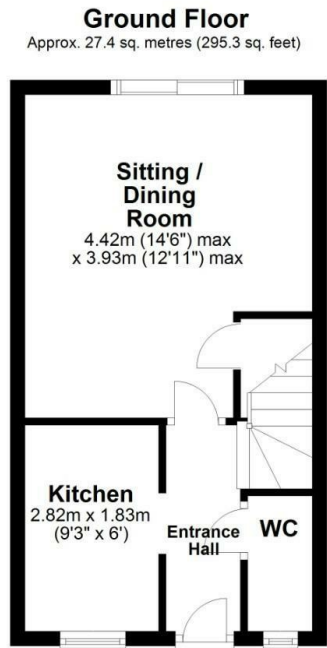
By appointment with the agents.

Special Notes

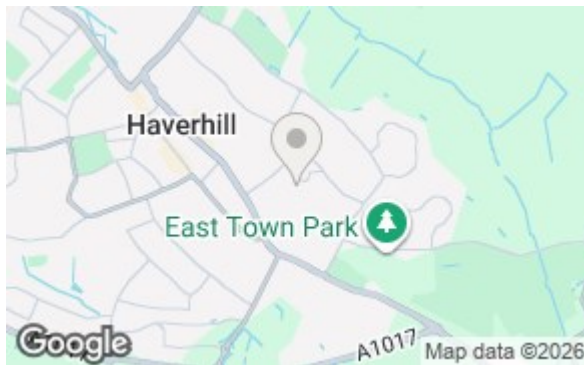
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 84.8 sq. metres (913.3 sq. feet)



Viewings

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

