



81 Arrendene Road, Haverhill, CB9 9JT

£300,000

- Popular Arrendene Development
- Generous 19ft Sitting/Dining Room
- Driveway & Single Garage
- Cambridge Side Of Town
- Ground Floor WC
- Gas Central Heating & Double Glazing
- Three Bedroom Detached Home
- Landscaped Low Maintenance Garden

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POPULAR ARRENDENE DEVELOPMENT – GENEROUS FAMILY ACCOMMODATION & LANDSCAPED REAR GARDEN

A well-proportioned three-bedroom detached family home, situated on the popular Arrendene development, conveniently located for well-regarded local schools. The property offers a particularly spacious 19ft sitting/dining room with French doors opening onto a generous, landscaped rear garden designed for low maintenance. Further benefits include a ground floor WC, double glazing, driveway parking and an adjoining garage. An excellent family home offering generous accommodation both inside and out.



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

Porch

Entrance door with glazed side panels, tiled roof and further glazed entrance door opening into the entrance hall.

Entrance Hall

Wood-effect flooring, staircase rising to the first floor with useful space beneath, glazed double doors opening into the porch and doors leading to the sitting room, kitchen and ground floor WC.

WC

Window to front, fitted with a two-piece suite comprising wall-mounted wash hand basin and low-level WC, tiled splashbacks and radiator.

Kitchen

3.05m (10') x 2.64m (8'8")

Fitted with a matching range of oak-effect wall and base units with worktop space over, tiled splashbacks and a one-and-a-half bowl sink with mixer tap. Built-in electric oven with four-ring gas hob and stainless steel extractor hood over, plumbing for washing machine and space for additional appliances. Window to front, vinyl flooring and radiator.

Sitting Room

5.92m (19'5") max x 5.87m (19'3")

An impressive, generously proportioned reception room offering ample space for both sitting and dining areas. Two windows to rear and central double-glazed French doors provide plenty of natural light and direct access to the rear garden. Carpet flooring, two radiators and a pleasant outlook over the garden.

First Floor

Landing

Staircase rising from the entrance hall with access to all three bedrooms and the shower room.

Bedroom 1

3.70m (12'2") x 3.62m (11'10")

A generously proportioned principal bedroom with window to front, radiator and carpet flooring. Offering ample space for a double bed and additional bedroom furniture, with a substantial range of fitted wardrobes extending along one wall, providing excellent clothes storage.

Bedroom 2

3.38m (11'1") x 3.21m (10'6")

A well-proportioned second bedroom with window overlooking the rear garden, radiator and carpet flooring. Currently arranged as a children's bedroom with ample space for bedroom furniture.

Bedroom 3

2.44m (8') x 2.14m (7')

Window overlooking the rear garden, radiator and carpet flooring. Currently used as a nursery, this room would also lend itself to use as a home office or single bedroom.

Shower Room

Fitted with a modern white three-piece suite comprising a generous shower enclosure with fitted shower and glass screen, vanity wash hand basin with mixer tap and storage cupboards beneath, and low-level WC. Full-height ceramic wall tiling, window to front,

radiator and vinyl flooring.

Outside

Rear Garden

The property enjoys a generously sized, enclosed rear garden, thoughtfully arranged to provide a combination of seating, entertaining and recreational areas. Immediately adjoining the house is an extensive paved patio, accessed directly from the sitting room via French doors, with steps leading down to a substantial central area of artificial lawn.

The garden features a mature tree, established planting borders and a raised seating area positioned in the rear corner, providing an additional space for outdoor furniture. Decorative gravel borders run along either side of the lawn, while timber panel fencing encloses the garden, offering a good degree of privacy. A personal door provides convenient access directly into the adjoining garage.

Front Garden, Driveway & Garage

The property occupies a pleasant position with a front garden featuring established hedging, ornamental grasses and planted borders. A driveway to the side provides off-road parking and leads to an attached single garage with an up-and-over door, power and lighting connected, useful roof storage space and a personal door providing direct access to the rear garden. A covered entrance porch provides access to the house.

Viewings

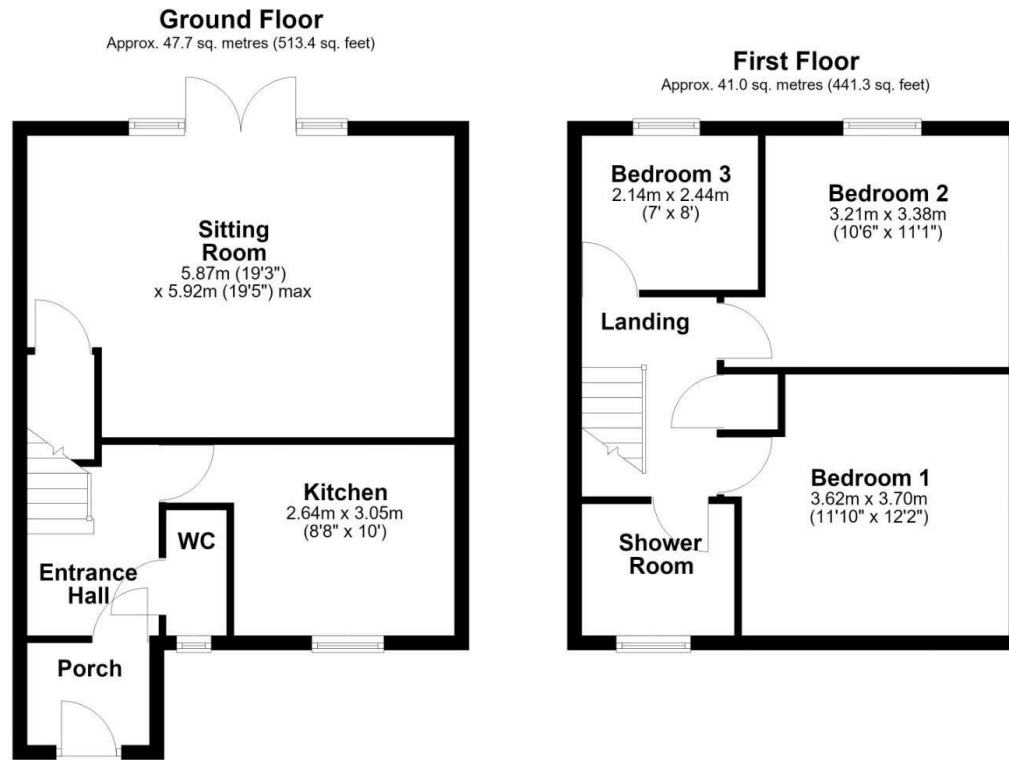
By appointment with the agents.

Special Notes

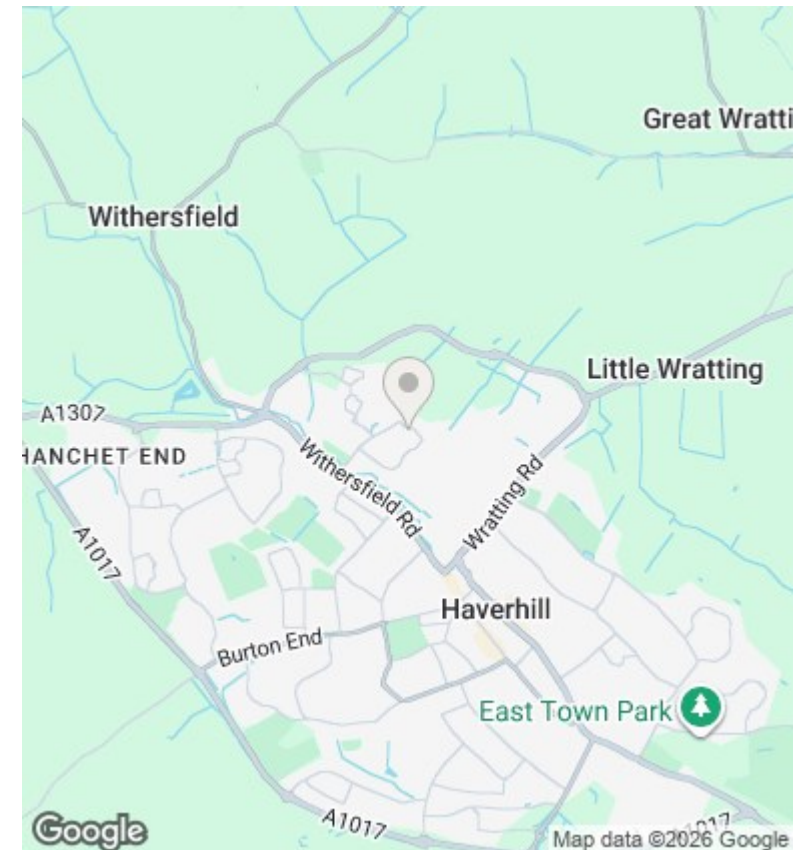
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 88.7 sq. metres (954.7 sq. feet)



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC