

## Summary

NO ONWARD CHAIN with private parking at rear, this move-in-ready town house positioned on the Cambridge side of Haverhill offers great spaces which could be utilised and changed as family needs evolve. Read on to explore the current owners experience of living in this wonderful home...

## Description

### THE VENDORS THOUGHTS

"I have loved town houses for many years and was delighted when I secured this property 12 years ago".

What initially attracted you to the property?

"Hales Barn Road was perfect to me for many reasons and was in a great location for daily travel to Cambridge for work, as well as to local airports when working overseas. It is also within easy reach of Bury St Edmunds and Newmarket via A14 + A11, and to Saffron Walden with its mainline trains to London. At the end of the commuting day, or returning from a business trip, having private parking at the rear of the house enables a stress free transition back home to relax"

The versatile nature of a Townhouse lends itself to many different lifestyles, and this property is no different with a spacious ground floor. The kitchen is a culinary haven with ample storage solutions, with integrated oven & hob, as well as space for other appliances. The ground floor WC provides a range of additional built in storage, a rare find in a modern home. However it was the versatility of the lounge that made a major impact on the owner...

"The lounge/dining room is a shared space which I use as one big dining and entertaining area, or as a more traditional living room. It lends itself well to both and leads out to a small low

maintenance garden, which has been ideal particularly when working away"

"The garden may be small, however I have enjoyed creating a small herb area, planting pots with colourful flowers, and nurturing Clematis, Roses, Honeysuckle and Jasmine bushes. The garden is South West facing and on a warm summers evening I have enjoyed sitting outside with the perfume from the flowers and of course a nice glass of something"

The versatility of the home continues on the first floor, with two bedrooms & the family bathroom, but the owner has found many uses in their time in the property...

"When my daughter returned back home from University the first floor was effectively her own flat - two rooms and her own bathroom. Since then the first floor bedrooms have been used as a spare bedroom, a second living room, a yoga room and an office space to work from home when Covid19 hit"

Saving the best until last, the second floor is an incredible standalone bedroom suite with dressing area, built in wardrobes, & a generous ensuite shower room. Something that captured the heart of the current owner the moment the bedroom revealed itself...

"The top floor suite has always been a joy and always will be! - I never get tired of watching amazing sunsets over the fields and house tops out of the back window. There is plenty of storage space and room to add more if you wish."

WHATS NEARBY? The property sits a short distance from Haverhill town centre, positioned on the Cambridge side of town with easy access to A1307, A11, M11 and A14.

"I have enjoyed living in Haverhill as it sits centrally to a number of towns and cities linked by the above roads. These include Cambridge, Newmarket, Saffron Walden, Bury St Edmunds and Colchester with many historic villages close by (Finchingfield, Lavenham, and Long Melford). A day out to the coast is also possible, it takes about 1.45 hours to travel to coastal towns such as Walton on the Naze, Felixstowe, Aldeburgh and Southwold. I have danced with a local ladies dance school, performing our annual show in Haverhill Arts Centre which is housed within a grade II listed building hosting live music, drama, dance and comedy. I also like to visit the 5-screen multiplex cinema complex and walking my dog with a pet friendly community in local parks, trails and countryside."

"In summary this is a home you can return to after a busy day at work, a fun day out, or trip away and shut the door into a comfortable, modern and low maintenance space, which has always felt safe and secure."

To book a viewing, please call 01440 768919.

ENTRANCE HALL  
 KITCHEN/BREAKFAST ROOM 9' 10" x 9' 4" (3.0m x 2.87m)  
 CLOAKROOM  
 LOUNGE/DINER 17' 0" x 13' 1" (5.2m x 4.0m)  
 first floor  
 LANDING  
 BEDROOM TWO 13' 1" x 8' 6" (4.0m x 2.6m)  
 BEDROOM THREE 9' 4" x 6' 2" (2.87m x 1.9m)  
 BATHROOM  
 second floor  
 LANDING  
 MASTER BEDROOM SUITE 24' 11" x 13' 1" (7.6m x 4.0m)  
 ENSUITE

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – all mains services

Post Code – CB9 9SL

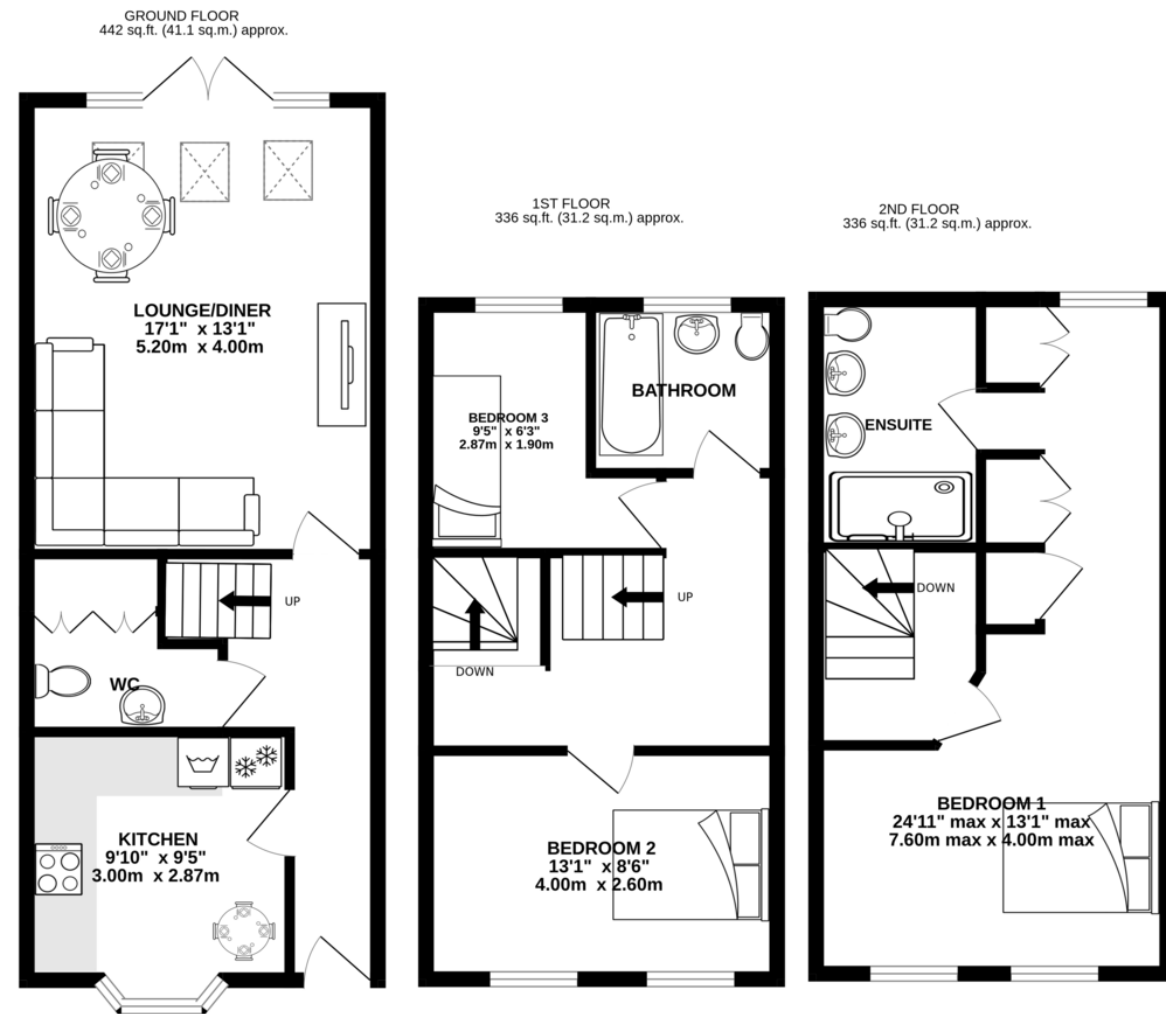
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919







TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	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	
77	87
England & Wales	EU Directive 2002/91/EC

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Hales Barn Road | Haverhill | CB9 9SL

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£295,000

- NO ONWARD CHAIN
- OFF ROAD PARKING TO REAR
- INCREDIBLE MASTER SUITE SPANNING ENTIRE SECOND FLOOR
- CAMBRIDGE SIDE OF TOWN
- LOW MAINTENANCE GARDEN
- THREE BEDROOMS
- ENSUITE, BATHROOM & WC
- EPC RATING - C