



9 Wratting Road  
Haverhill, Suffolk

DAVID  
BURR

# 9 Wratting Road, Haverhill, Suffolk CB9 0DA

Haverhill is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes' drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well-used sports centre with all-weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

A stunning and beautifully presented Victorian property situated within walking distance of the town's amenities with off-road parking, double garage and gardens. The property offers tasteful living accommodation and offers a range of character features such as cast iron fireplaces, wood flooring and sash windows.

## A stunning and beautifully presented Victorian property within walking distance of the town's amenities.

Entrance into:

**HALLWAY** With decorative tiled flooring, dado rail, picture rail, staircase to the first floor and storage beneath.

**SITTING ROOM** A stunning reception room with Victorian cast iron fireplace with log grate, bay window to the front aspect with window shutters and a picture rail.

**DINING ROOM** Another spacious reception room with sash window to the rear, cast iron Victorian fireplace with log grate and picture rail.

**KITCHEN/BREAKFAST ROOM** Extensively fitted with a range of wall and base units under solid worktop with 1.5 bowl sink inset, integrated appliances include dishwasher, electric oven and grill, four ring hob and fridge/freezer, herringbone parquet flooring leads through to the spacious breakfast area with dining table and chairs with bi-fold doors opening onto the rear terrace. Door to:

**UTILITY ROOM** With space and plumbing for a washing machine under worktop with secondary sink inset and WC.

### First Floor

**LANDING** Split level landing with access to the roof space and rooms off.

**BEDROOM 1** A particularly spacious double bedroom with Victorian cast iron fireplace and cupboards built into the chimney recess. Bay window and sash window to the front aspect.

**BEDROOM 2** Another spacious double bedroom with Victorian cast iron fireplace and cupboard built into the chimney recess with sash window to the rear.

**BATHROOM** A stunning family bathroom with freestanding roll top bath with ball and claw feet, separate tiled shower cubicle, pedestal sink unit, WC, storage cupboards and extensively tiled walls and flooring.

### Outside

The property can be accessed via pedestrian gates with an alley way leading to the rear garden with an extensively paved dining terrace and steps leading up to a large expanse of lawn with mature borders with a centrally sited tree, leading up to the rear of the property with garden gate leading out to the double garage with parking for multiple vehicles.

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**SERVICES:** Main drains, electricity and gas-fired heating.

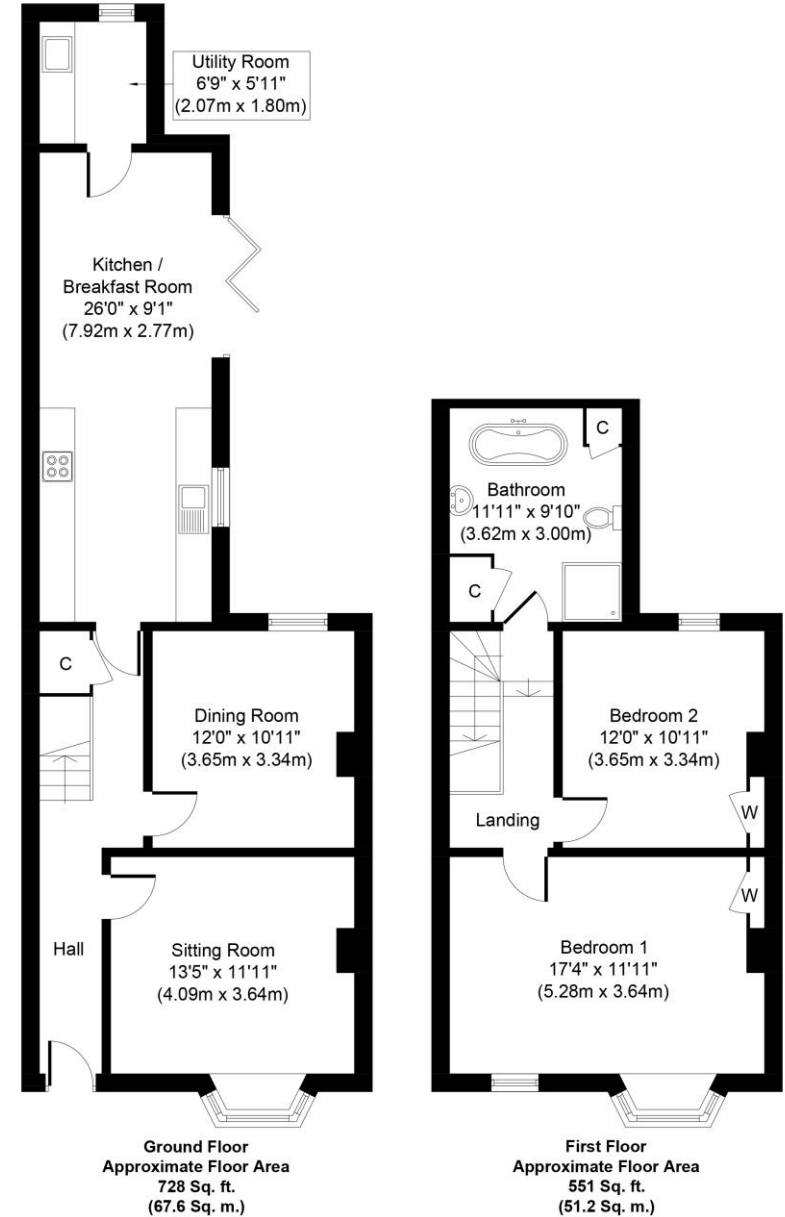
**NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council – 01284 763233

**EPC RATING:** TBC

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

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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. 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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