



3 Spindle Road, Haverhill, CB9 9ER

Guide Price £400,000

- Cambridge side of town
- Attractive kitchen/dining room
- Landscaped rear garden
- Five bedroom detached home
- Principal bedroom with en-suite
- Driveway for multiple vehicles
- Over 1,300 sq ft
- Two home office spaces
- Beautifully presented throughout

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SUPERB FIVE BEDROOM FAMILY HOME ON THE CAMBRIDGE SIDE OF TOWN

Occupying a sought-after position on the Cambridge side of Haverhill, this beautifully presented five-bedroom detached family home offers over 1,300 sq. ft. of versatile accommodation, perfectly designed for modern family living. Featuring a superb kitchen/dining room opening onto the landscaped rear garden, two dedicated home office spaces, a principal bedroom with en-suite, stylish family bathroom and generous off-road parking, this is an ideal home for growing families.



Council Tax Band: D



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

A welcoming entrance hall with wooden flooring, radiator and stairs rising to the first floor. Double doors create an attractive flow through to the principal living accommodation.

SITTING ROOM

4.52m x 3.39m (14'10" x 11'2")
A bright and inviting reception room centred around an attractive box bay window to the front, allowing plenty of natural light. Finished with oak flooring and radiator, this provides a comfortable everyday living space.

KITCHEN/DINING ROOM

5.41m x 2.94m (17'9" x 9'8")
A bright and sociable kitchen/dining room, perfectly suited to both everyday family life and entertaining. The kitchen is fitted with an extensive range of timber-fronted base, drawer, eye-level and full-height units, complemented by granite worktops and matching upstands. One-and-a-half bowl sink with mixer tap positioned beneath the rear window, space for fridge/freezer and fitted range cooker with five-ring hob, stainless steel splashback and extractor hood over. The dining area comfortably accommodates a six-seat table, with wide glazed doors flooding the room with natural light and opening directly onto the rear garden, creating a seamless connection between inside and out. Tiled flooring to the kitchen area, oak flooring to the dining area, radiator and door to the utility room.

UTILITY ROOM

2.30m x 1.85m max (7'7" x 6'1" max)
A practical utility room providing excellent additional storage and workspace. Fitted with a range of base and eye-level units with worktops over, stainless steel sink with mixer tap, plumbing for washing machine and space for tumble dryer. Window to rear, radiator and door to the cloakroom.

WC

Fitted with a modern two-piece suite comprising vanity wash hand basin with mixer tap and tiled splashback, low-level WC, heated towel rail, tiled flooring and window to the side.

STUDY

3.22m x 2.30m (10'7" x 7'7")
A versatile reception room offering an ideal space for a home office, playroom or snug. Window to the front, oak flooring and radiator.

OFFICE

2.30m x 1.77m (7'7" x 5'10")
A useful dedicated office, perfectly suited to home working or as an additional hobby room, study or storage space, with wooden flooring.

FIRST FLOOR
LANDING

A spacious landing providing access to all five bedrooms, the family bathroom and loft access.

BEDROOM ONE

3.70m x 3.13m (12'2" x 10'3")
A generous principal bedroom overlooking the front aspect, benefiting from the added luxury of a private en-suite shower room.

EN-SUITE

A bright and contemporary en-suite fitted with a three-piece suite comprising a fully tiled shower enclosure with glazed screen and electric shower, vanity wash hand basin with storage beneath and concealed cistern WC. Finished with tiled flooring, contemporary wall tiling, radiator and a frosted window to the front providing natural light and ventilation.

BEDROOM TWO

3.17m x 2.75m (10'5" x 9'0")
A comfortable double bedroom enjoying a pleasant outlook over the rear garden with radiator.

BEDROOM THREE

4.35m x 2.19m (14'3" x 7'2")
A particularly spacious and versatile bedroom overlooking the front aspect, ideal as a generous guest bedroom, children's room or additional reception space if required.

BEDROOM FOUR

2.75m x 2.34m (9'0" x 7'8")
A well-proportioned bedroom overlooking the rear garden with radiator.

BEDROOM FIVE

2.75m x 2.15m (9'0" x 7'1")
A versatile fifth bedroom, equally suited as a nursery, dressing room or home office, with window to the rear.

BATHROOM

A stylish family bathroom fitted with a contemporary three-piece suite comprising a panelled bath with rainfall shower and separate handheld attachment over, glazed shower screen, vanity wash hand basin with storage beneath and concealed cistern WC. Finished with attractive contemporary wall and floor tiling, chrome heated towel rail and frosted window to the side providing natural light and ventilation.

OUTSIDE
REAR GARDEN

The rear garden has been thoughtfully landscaped to provide an excellent balance of entertaining space and family-friendly lawn. A generous Indian sandstone patio spans the width of the property, creating the perfect setting for outdoor dining, relaxing and summer barbecues, with direct access from the kitchen/dining room. Beyond, a well-maintained lawn offers plenty of space for children to play, complemented by mature shrubs, established planting and enclosed timber fencing providing a good degree of privacy. A substantial timber storage shed runs the full depth of the property from front to rear, offering exceptional storage for bicycles, garden equipment and outdoor furniture.

FRONT

The property enjoys excellent kerb appeal, set behind an extensive block-paved driveway providing off-road parking for multiple vehicles. A neatly maintained front lawn with established borders softens the frontage, while gated side access leads through to the rear garden and the impressive full-length timber storage area.

Viewings

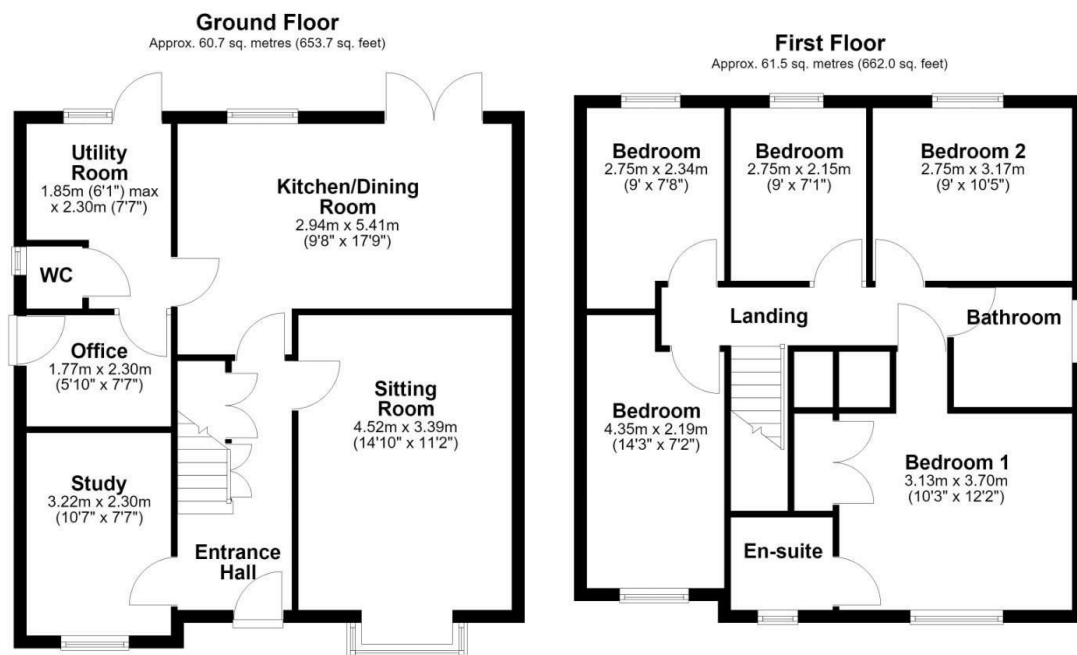
By appointment with the agents.

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. 122.2 sq. metres (1315.7 sq. feet)

Viewings

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

