



Cleves Road, Haverhill, CB9 9QN

welcome to

Cleves Road, Haverhill

An impressive four-bedroom detached home in Haverhill, offering spacious and versatile accommodation ideal for growing families. Featuring three flexible reception rooms, generous outdoor space, a multitude of solar panels, a double garage and ample parking, this superb home is not to be missed.



Entrance Hall

Welcoming entrance with a door to the front aspect and stairs rising to the first floor. Doors lead through to the cloakroom, kitchen/dining room and lounge, creating a practical and well-laid-out living space.

Cloakroom

A bright cloakroom with a window to the front aspect, featuring a suite comprising a WC and wash hand basin.

Kitchen / Dining Room

22' 8" max x 14' 4" max (6.91m max x 4.37m max)
A stylish and well-appointed kitchen with windows to the front and rear aspects and a door leading to the garden. Featuring a range of modern handleless wall and base units with work surfaces over, along with a central island incorporating an oven, hob and additional storage. Includes a sink with drainer and mixer tap, space for appliances and inset spot lighting. Double doors open through to the sun room, creating a sociable and light-filled space.

Sun Room

11' 3" x 11' (3.43m x 3.35m)
A light-filled space with a door opening out to the garden and windows to the side and rear aspects. Finished with inset spot lighting and double doors leading through to the lounge, creating a seamless flow between living areas.

Lounge

15' 10" x 9' 10" (4.83m x 3.00m)
A well-proportioned room with a window to the front aspect, providing a pleasant outlook, and benefiting from two radiators for added comfort.

First Floor Landing

A useful landing area with doors leading to bedrooms 1 and 4 and the bathroom, stairs rising to the second floor, and the added benefit of an airing cupboard.

Bedroom One

11' 5" max x 9' 7" max (3.48m max x 2.92m max)
comfortable primary bedroom with a window to the front aspect, featuring a built-in storage cupboard, radiator and direct access to the en-suite.

En-Suite

A modern en-suite featuring a window to the rear aspect, complete with a WC, vanity unit with inset wash hand basin and a shower cubicle, complemented by partly tiled walls.

Bedroom Four

9' 10" max x 6' 7" max (3.00m max x 2.01m max)
A comfortable room with a window to the front aspect, featuring a built-in storage cupboard and radiator.

Bathroom

A modern family bathroom with a window to the rear aspect, fitted with a WC, vanity unit with inset wash hand basin and a bath with shower over, finished with a heated towel rail for added comfort.

Second Floor Landing

Second Floor Landing: Landing area providing access to bedrooms 2 and 3, creating a clear separation between floors.

Bedroom Two

13' 3" x 10' (4.04m x 3.05m)
A bright and airy room featuring a roof window and a front-facing window, creating a pleasant sense of space, with a radiator.

Bedroom Three

13' 3" x 9' 10" (4.04m x 3.00m)
A bright and airy room featuring both a front-facing window and a roof window, creating a light and spacious feel, with a radiator.

Front Garden

An attractive frontage with a lawned garden and driveway providing access to the double garage, with steps leading up to the front door.

Rear Garden

A pleasant and private garden laid to lawn, complemented by a patio area and pergola, creating an ideal space for relaxing or enjoying outdoor dining.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Cleves Road, Haverhill

- Substantial four-bedroom detached residence
- Flexible living with three reception rooms
- Double garage and ample driveway parking
- En-suite to the primary bedroom
- Well-proportioned accommodation throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HST108271 - 0007

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