



Hazel Stub House, Burton End, Haverhill  
CB9 9AF



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# Hazel Stub House

Burton End | Haverhill | CB9 9AF

Guide Price £900,000-£950,000

- Substantial detached family home
- Extending to approximately 3,900 Sqft
- Sitting on a generous plot
- Mature Garden, with swimming pool
- Ample off road parking
- Double Garage
- Peaceful hamlet location
- EPC: D

## The Property

A well appointed 6 bedroom detached family home, occupying a good size plot extending to approximately 0.70 acres and enjoying a pleasant position nestled away within this peaceful Hamlet.

## The Setting

Burton End is a small Hamlet, conveniently located just a short drive from the Market town of Haverhill. A thriving and popular market town, the fastest growing in Suffolk, and 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. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

## The Accommodation

The ground floor comprises a welcoming entrance hallway, cloakroom, three versatile reception rooms, a well-appointed kitchen, utility room, and a conservatory that invites ample natural light. Upstairs, there are six generous bedrooms, including two with en suite bathrooms, as well as two additional bathrooms, oil-fired central heating, double-glazed windows, and abundant storage space throughout.





### Outside

The property sits on an expansive plot with both front and rear gardens. The rear garden is primarily lawned, featuring outbuildings, a studio currently used as a home gym, patio areas perfect for outdoor dining, and a swimming pool which is not currently in use. To the front, a spacious lawn and a lengthy driveway accommodate multiple vehicles and provide access to the double garage.

### Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is likely.



Tenure – Freehold

Property Type – Detached

Property Construction – Brick built with tiled roof

Local Authority – West Suffolk County Council

Council Tax - F







**Ground Floor**



**First Floor**

Total floor area 362.5 sq.m. (3,902 sq.ft.) approx

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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