



**Radcliffe & Rust**  
Residential sales & lettings

**4 Hazel Stub Cottages Burton End, Haverhill CB9 9AF**  
**Guide Price £425,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this charming three bedroom semi-detached cottage located in the sought-after area of Burton End, Haverhill. Burton End is a well-established and desirable area, offering a peaceful, semi-rural feel while remaining conveniently close to everyday amenities. Haverhill town centre is approximately 1 mile away and provides a range of supermarkets, independent shops, cafés, restaurants and leisure facilities, including a cinema and sports centre. The area is well served by schooling for all ages, with several primary schools nearby and Samuel Ward Academy within around 1.5 miles. For commuters, the property is ideally located just 18 miles south-east of Cambridge, 19 miles from Bury St Edmunds and around 12 miles from Saffron Walden, with good access via the A1307 and regular bus links into Cambridge. Surrounded by open countryside and walking routes, Burton End offers an excellent balance of rural charm and modern convenience, making it particularly appealing to families and professionals alike.

Offering well-proportioned accommodation throughout, this characterful home sits on a generous plot with a beautifully maintained rear garden and a sweeping in-and-out driveway providing ample off-road parking.

This delightful home immediately offers a warm and inviting feel as soon as you step inside. You enter directly into the living room which is laid with soft neutral carpeting underfoot, complemented by warm toned décor. This cosy yet spacious room enjoys views over the front garden and features a striking exposed brick chimney breast with a log burner, creating a wonderful focal point and a perfect space to relax.

Leading through from the living room, you enter the kitchen which has practical tiled flooring and a range of traditional wood-effect wall and base units paired with matching worktops. The natural wood tones, combined with light walls and a window overlooking the front aspect, create a bright and functional space. There is ample room for freestanding appliances, making this a highly practical kitchen for everyday living.

The kitchen flows seamlessly into the dining room located at the rear of the property, which can also be accessed directly from the living room. With tiled flooring continuing through, this room is ideal for entertaining. Two bay-style windows allow an abundance of natural light to flood the space while offering lovely views over the rear garden. The warm colour palette and traditional finishes enhance the cottage feel throughout.

Just off the dining room is the lean-to, a useful addition providing excellent storage space and direct access to the rear garden, making it a practical transition space between indoors and outdoors.

The staircase is positioned opposite the front door and leads to the first floor. On the landing, bedroom one is situated at the front of the property. This is a generous double bedroom with soft carpeting and neutral décor, benefiting from a built-in storage cupboard and plenty of natural light.

Bedroom three is adjacent and is a well-proportioned single room, also

carpeted, and enjoys views over the rear garden, making it ideal as a child's room, guest room or home office.

The family bathroom is located between bedrooms two and three and is fitted in a clean white suite comprising a W.C., hand basin and a bath with overhead shower. Light tiling and a window help to keep the space bright and airy.

Bedroom two is another well-sized double room located at the front of the property. With dual aspect windows, this room is filled with natural light and offers flexibility for a variety of furniture layouts.

Externally, the rear garden is undoubtedly a standout feature of this property. Initially, there is a paved patio area ideal for outdoor seating and entertaining, which then opens onto an extensive lawn bordered by mature trees and established planting. A brick wall subtly divides sections of the garden, adding character and structure. The generous plot offers excellent potential for extension (subject to planning), the addition of an annexe, or even a separate plot.

To the front, the property benefits from a sweeping in-and-out driveway, providing convenient access and ample off-road parking.

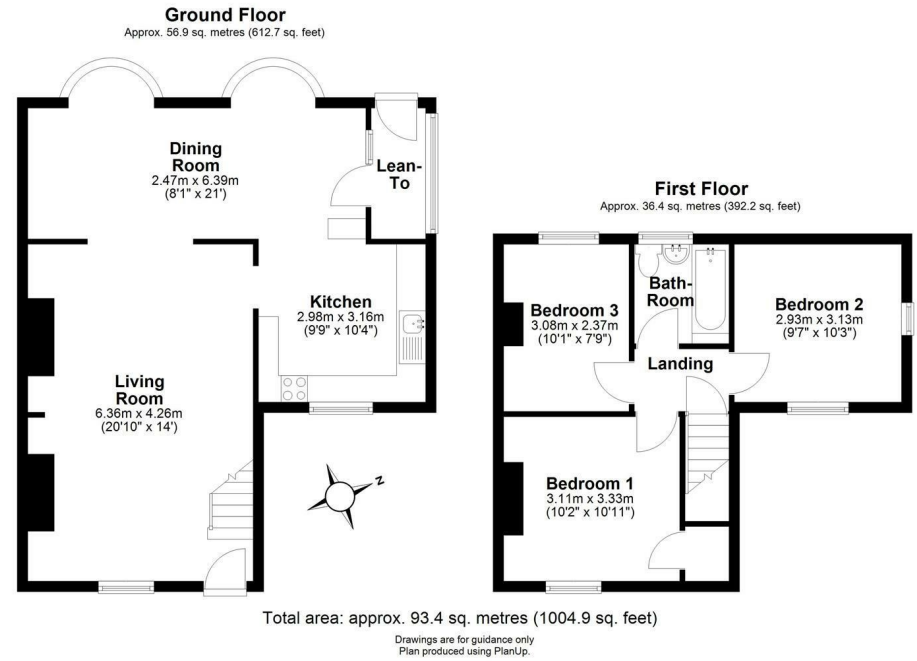
This charming cottage offers a wonderful opportunity for buyers seeking character, space and future potential in a desirable location.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agent notes

Tenure: Freehold  
Council tax band C  
Chain Free





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

