JAMIE WARNER
– ESTATE AGENTS –

8 Tiberius Close, Haverhill, CB9 0NP

Guide Price £360,000

- Three Bedrooms
- Large Dining Room
- Bathroom & Downstairs WC
- Light Filled Sitting Room
- Pleasant Landscaped Garden
- Popular Roman Way Development
- Generous Kitchen/Breakfast Room
- Single Garage & Driveway
- Close To The Local Golf Club

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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An extended property nestled in the popular Roman Way development. This detached house, built between 1980-1989, boasts two reception rooms, three bedrooms, downstairs WC and a bathroom, making it an ideal family home.

One of the standout features of this property is the generous kitchen/breakfast room, perfect for hosting family gatherings or enjoying a quiet morning cup of tea. The large dining room provides ample space for entertaining guests or enjoying meals together as a family.
The light-filled sitting room is a welcoming space that opens up to a beautifully landscaped rear garden, offering a peaceful retreat where you can relax and unwind after a long day.

Convenience is key with parking available for up to three vehicles, ensuring you never have to worry about finding a spot. Additionally, being just a short 5-minute walk from the well-regarded golf club, this property is perfect for golf enthusiasts looking to enjoy a quick round or two.

3 1 2 C

Council Tax Band: C

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.

Entrance Hall

Entering through the double glazed front door, you are welcomed into an inviting hallway featuring wooden flooring, stairs leading to the first floor, and access to a storage cupboard and a radiator.

WC

The WC is equipped with a two-piece suite including a vanity washbasin with a mixer tap and a low-level WC. It features tiled splashbacks, a radiator, and a window to the side.

Dining Room

10'9" x 13'10"

Previously serving as the sitting room, the current dining area is a spacious room with a window at the rear that provides a garden view. It is equipped with a radiator and boasts wooden flooring.

Kitchen/Breakfast Room

16'10" x 9'3"

A generously sized kitchen/breakfast area equipped with a coordinated array of base and wall units, featuring underlighting and ample worktop space. The room includes a 1+1/2 bowl stainless steel sink with a single drainer and mixer tap, a water softener, a front-facing window, and an archway leading to the utility space. The flooring is tiled, and the room is heated by a radiator.

Utility Area

3'10" x 13'10"

Tiled flooring, access to rear garden, and double doors leading to the sitting room.

Sitting Room

15'3" x 13'10"

An inviting and tranquil room with a window to the side and French doors opening out to the rear garden. Features include a radiator and elegant wooden flooring.

Bathroom

Featuring a three-piece suite including a panelled bath with a separate electric shower and mixer tap with hand shower attachment, a vanity wash hand basin with mixer tap and tiled splashbacks, and a low-level, heated towel rail. This bathroom also boasts a window to the front.

Landing

Window to front, access to all first floor rooms, loft access.

Bedroom 1

10'1" x 12'0"

The main bedroom boasts a window overlooking the lovely garden and is equipped with a radiator.

Bedroom 2

10'1" x 11'1"

Another spacious double bedroom featuring a window to the rear that overlooks the garden. It includes a radiator and is elegantly finished with wooden flooring.

Bedroom 3

12'3" x 8'1"

A generously sized bedroom window overlooking the front, complete with a radiator.

Outside

The rear garden has been landscaped to create a delightful outdoor space for relaxation without demanding your entire weekend for maintenance. Adjacent to the house, there is a spacious paved patio area, ideal for seating, featuring a convenient access door to the garage and a charming timber shed. This area transitions to a split-level space adorned with plum slate chippings, bordered by beautifully painted timbers for an appealing aesthetic. A pathway meanders alongside a small lawn, leading to a shingled section with a small tree and mature shrubs, evoking a sense of a hidden garden. Situated beside the property is a garden shed, followed by double gates opening to the front garden.

Garage & Parking

A standalone garage featuring an up-and-over door, complete with power and lighting, and a door that opens up to the garden. The tarmac driveway offers off-road parking space for a couple of vehicles.

Viewings

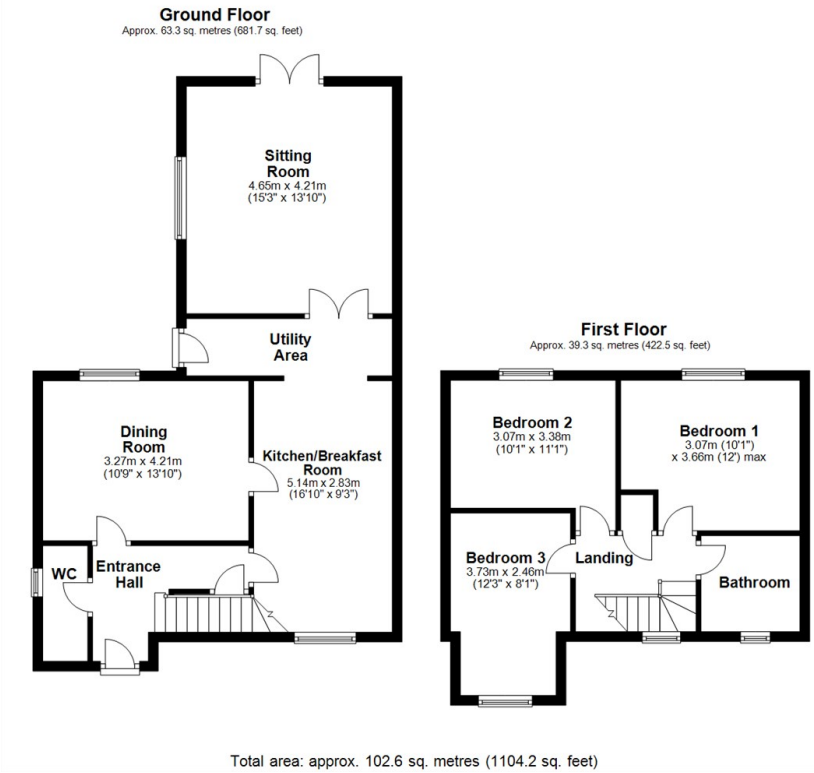
By appointment with the agents.

Special Notes

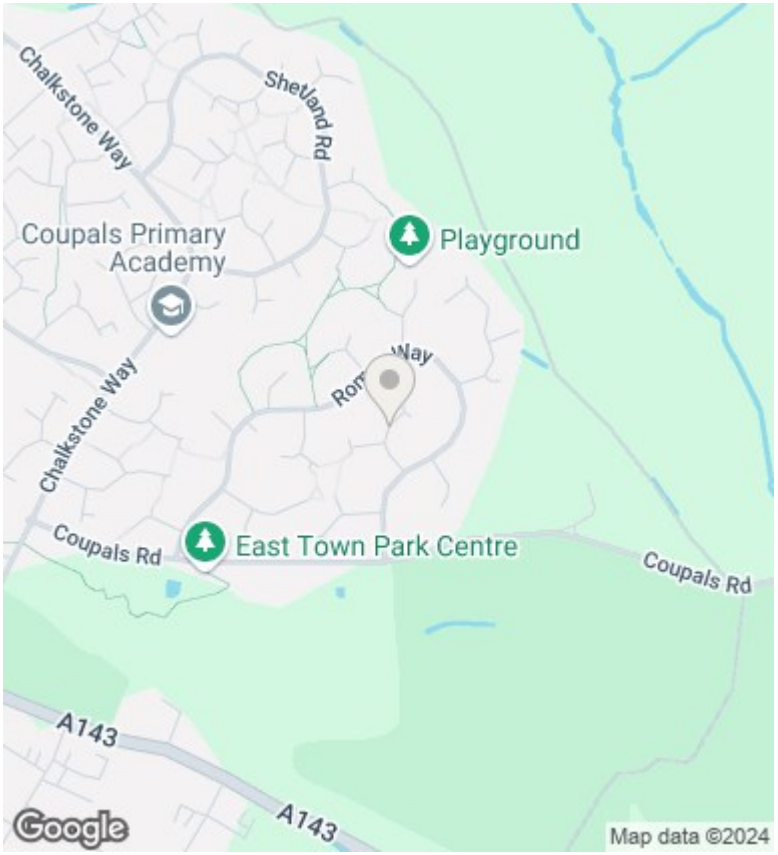
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 102.6 sq. metres (1104.2 sq. feet)



Viewings

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

Council Tax Band C

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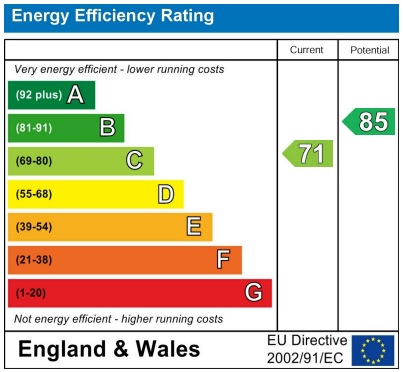

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