JAMIE WARNER
– ESTATE AGENTS –

1 Cardinal Way, Haverhill, CB9 0DW

Guide Price £335,000

- Extended three bedroom house
- Seamless flow between dining room and kitchen
- Close To Popular School & Convenience Store
- Generous corner plot
- Beautifully landscaped garden
- Garage & Plentiful Parking
- Double aspect sitting room
- Utility room & Downstairs WC
- Well-regarded Hales Barn development

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

1 Cardinal Way, Haverhill CB9 0DW

This extended and much-loved three bedroom family house occupies a generous corner plot. With a great layout, it features a double aspect sitting room and a generous dining room that seamlessly flows into a lovely kitchen/dining breakfast room. Additionally, the property boasts a beautifully landscaped garden along with a single garage and ample parking for a family.

3 1 2

Council Tax Band: C

Haverhill

Haverhill is 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. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Entrance Hall

Upon entering the hall through the door, you will be greeted by two floor-to-ceiling windows overlooking the front. The hall features a radiator, oak flooring, and a staircase leading to the first floor. Additionally, there is a convenient built-in cupboard.

WC

The WC features a well-fitted two-piece suite, including a vanity wash hand basin with a mixer tap and tiled splashbacks. It also has a low-level WC and tiled flooring.

Sitting Room

20'11" x 13'11"

The sitting room features a front window and a bow window on the side, offering a lovely view of the garden and allowing plenty of natural light to fill the space. Two radiators provide warmth, and there's a convenient door that leads to the rear lobby.

Dining Room

14'1" x 11'2"

The dining room is a wonderfully spacious area, previously serving as the sitting room before the extension was added. It boasts a lovely window at the front, along with a radiator, and is seamlessly connected to the kitchen in an open-plan layout.

Kitchen/Dining Room

9'10" x 18'3"

Kitchen/Dining Room:

This space features a coordinated selection of base and eye-level units, complemented by rounded edged worktops. It includes a 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, as well as plumbing for a washing machine and dishwasher. There is ample room for a fridge/freezer, and a fitted eye-level fan-assisted double oven, paired with a built-in four-ring hob and an extractor hood above. Two rear-facing windows provide a pleasant view of the garden, and there is also a radiator.

Rear Lobby

There is a door leading to the garden and another door leading to the utility room. Additionally, there is a door connecting to the sitting room.

Utility Room

4'0" x 9'10"

This versatile space offers enough room for your freezer, fridge/freezer, and tumble dryer. With a window to the rear, it allows for ample natural light. There is also wooden flooring.

Landing

Providing access to all the rooms on the first floor, this space offers a delightful view of the garden through its side window. Additionally, there is a convenient built-in cupboard available for storage purposes.

Bedroom 1

11'11" x 9'10"

A spacious room featuring a window to the front, a radiator, and a built-in double cupboard.

Bedroom 2

10'0" x 9'10"

A generously proportioned double bedroom with a window at the rear, offering a pleasant view of the garden. It features a built-in double cupboard and is equipped with a radiator.

Bedroom 3

9'0" x 8'1"

This delightful single bedroom offers ample space and features a front-facing window and a radiator.

Shower Room

The shower room features a three-piece suite, including a double shower enclosure with a power shower and glass screen, a vanity wash hand basin with a mixer tap, and a low-level WC. The walls are fully tiled to the full height. There are two windows to the rear, and a radiator is also present.

Outside

The property boasts a spacious corner plot with gardens that wrap around, extending from the front to the back. At the front, you'll find a charming lawn enclosed by a small hedgerow,

accompanied by a pathway leading to the entrance door. The main lawn stretches alongside the property, reaching all the way to the rear bedroom. This delightful area is adorned with mature flower and shrub displays, as well as a charming miniature tree. To the rear of the house, you'll discover a generous paved patio area, perfect for entertaining and relaxation. Additionally, there's a sizable timber shed for your convenience. The garden is enclosed by timber fencing, and a gate gives access to the garage and driveway.

Garage & Driveway

The rear of the property features a single garage with an electric up and over door, complete with power and light connections. A concrete drive leads to the garage, offering ample parking for at least 3 vehicles.

Viewings

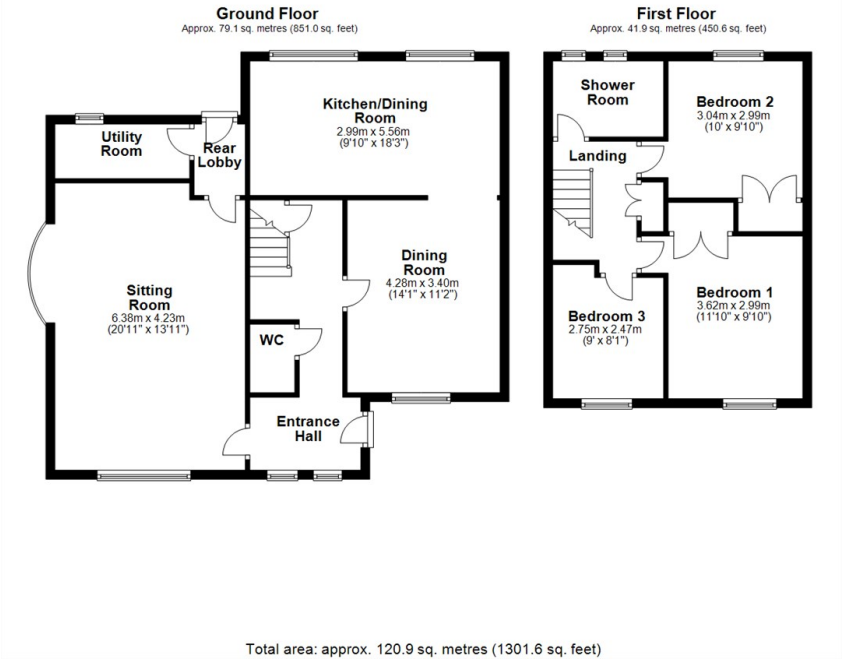
By appointment with the agents.

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.

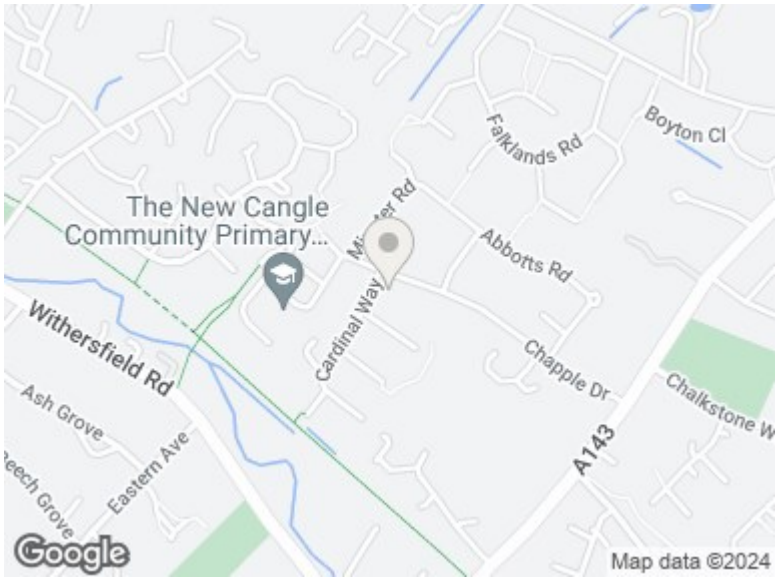


Total area: approx. 120.9 sq. metres (1301.6 sq. feet)

Viewings

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

Council Tax Band D



2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk