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ESTATE AGENTS

39 Brybank Road, Haverhill, CB9 7WD

Guide Price £300,000

- Stunning four-bedroom townhouse
- Integrated appliances
- Landscaped rear garden
- Well-designed layout
- En-suite facilities
- Off-road parking
- Stunning open plan kitchen & sitting room
- Fully fitted bathroom
- Cambridge side of town

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This stunning four-bedroom townhouse, located on the Cambridge side of town, boasts a well-designed layout and generous space. The beautifully presented property features a stylish open-plan kitchen and sitting room, creating a perfect living area. Both principal bedrooms offer en-suite facilities, with the main bedroom featuring a fully fitted bathroom. Completing this delightful home is a lovely landscaped rear garden and convenient off-road parking. This property is located on a quiet residential street, close to excellent transport links and local amenities. Viewing is highly recommended for anyone looking for a stylish and comfortable home in a sought-after location. Enjoy the best of both worlds with this wonderful townhome, conveniently situated between the city centre's vast array of shops, restaurants and bars, and the stunning green

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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
As you enter the hallway, you'll find Karndean flooring, a staircase leading to the first floor, and convenient access to all the rooms on the ground floor.

WC
The WC features a front-facing window and is fitted with a two-piece suite, including a pedestal wash hand basin and a low-level WC. Tiled splashbacks, a radiator, and karndean flooring add to the overall appeal and functionality.

Kitchen
13'3" x 9'9"
The beautiful kitchen is equipped with coordinated base and eye-level units, complemented by ample worktop space. It features a matching breakfast bar and a 1+1/2 bowl sink unit with a single drainer and mixer tap. The kitchen is complete with integrated fridge/freezer, dishwasher, and washing machine. For cooking needs, there's a fitted eye-level electric fan-assisted double oven and a built-in four-ring gas hob with an extractor hood above. Natural light fills the space through the window at the front, creating an inviting and open ambiance that seamlessly blends with the adjoining sitting area.

Sitting Room
11'11" x 16'6"
The sitting room boasts a rear window that fills the space with natural light. Radiator and oak effect Karndean flooring contribute to the warm and inviting atmosphere. French doors lead to the beautiful rear garden, and a convenient built-in storage cupboard adds functionality to the room.

Landing
Access to all first floor rooms, stairs to second floor, built-in cupboard housing the hot water cylinder.

Bedroom 2
12'7" x 9'1"
With a delightful view of the rear garden, this room offers a cozy atmosphere. It features a window, radiator, and an en suite for added convenience.

En-suite
This well-appointed room features a three-piece suite, including a pedestal wash hand basin with a mixer tap, a tiled shower enclosure with a power shower and a convenient glass screen, as well as a low-level WC. It also benefits from a radiator.

Bedroom 4
9'0" x 7'1"
Featuring a window at the rear, providing a lovely view of the garden. It also includes a radiator.

Bedroom 3
9'9" x 9'8"
This double bedroom features a window to the front and is equipped with a radiator.

Bathroom
The bathroom features a three-piece suite, including a panelled bath with a shower over and a mixer tap with a glass screen. There is also a pedestal wash hand basin and a low-level toilet. The room has a window to the front and a radiator.

Dressing Area
16'10" x 7'1"
Dressing area: Featuring a skylight and a door connecting to the main bedroom.

Bedroom 1
6'7" x 12'11"
The master bedroom is remarkably spacious with its vaulted ceiling and a window overlooking the front. It is equipped with a radiator and has access to an en suite.

En-suite Bathroom
En suite:
Featuring a three-piece suite, including a panelled bath with a power shower over and a glass screen, a pedestal wash hand basin with a mixer tap, and a low-level WC. This delightful space also boasts a skylight and a radiator.

Outside

The rear garden has been beautifully landscaped. A paved area is located directly outside the house, with a gate providing access to the driveway. Beyond, the garden features a well kept lawn and a charming timber decking area, perfect for relaxation. Additionally, a garden shed is present for storage. The front of the property is currently lawned but offers potential for an additional parking space. A block paved driveway on the side of the house provides convenient off-road parking.

Viewings

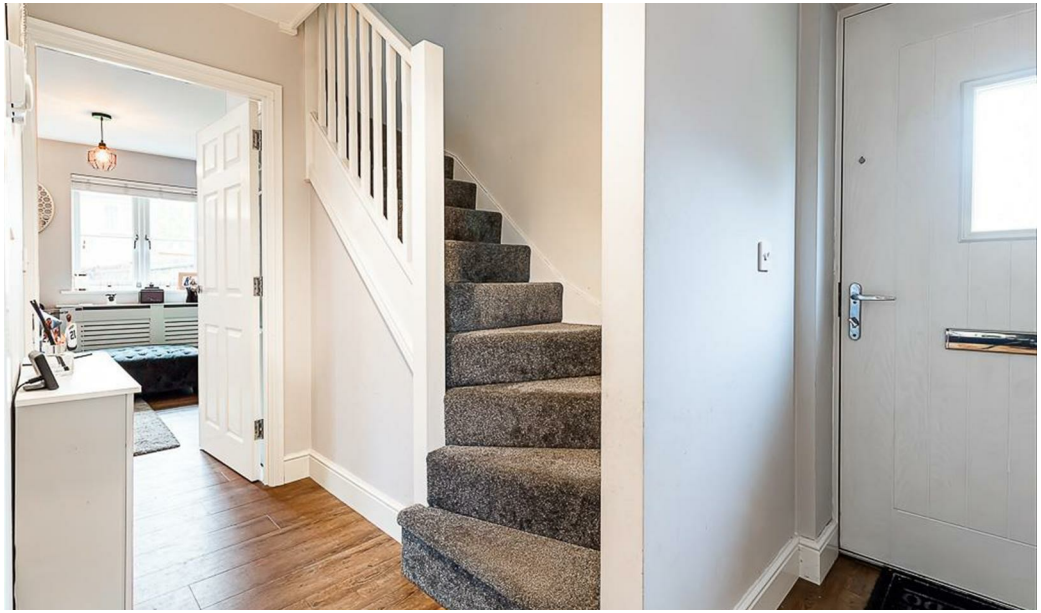
By appointment with the agents.

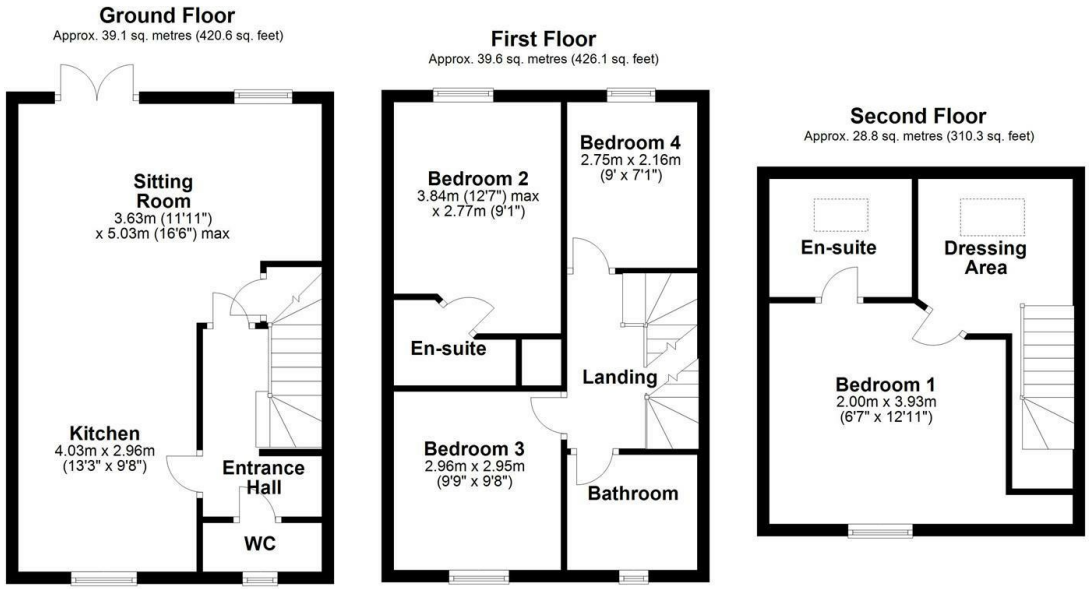
Special Notes

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

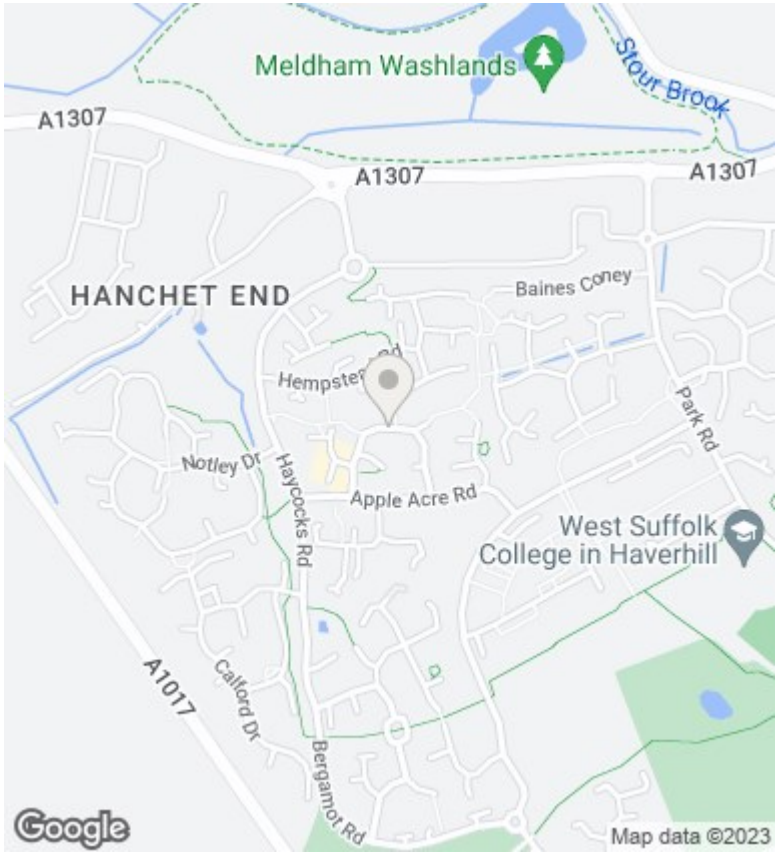
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Total area: approx. 107.5 sq. metres (1156.9 sq. feet)



Viewings

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

Council Tax Band C

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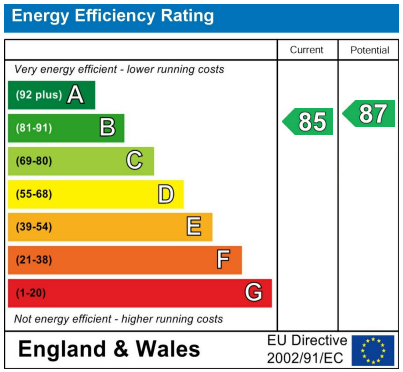

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