JAMIE WARNER
ESTATE AGENTS

4 Ross Close, Haverhill, CB9 0LQ

Guide Price £325,000

- Extended two-bedroom bungalow
- Modern bathroom and WC
- Ample parking space
- Tranquil cul-de-sac location
- Chain-free
- Near Haverhill Golf Club
- Spacious kitchen/dining room
- Lovely garden and garage
- Gas radiator heating

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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A generously extended two-bedroom bungalow tucked away in a tranquil cul-de-sac. This property boasts a spacious kitchen/dining room, utility room, modern bathroom suite, separate WC, and shower room. Sold chain-free, it comes complete with lovely gardens, a garage, and ample parking. Within walking distance of the esteemed Haverhill Golf Club.

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Council Tax Band: D

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

Featuring a radiator and oak flooring, this space is both functional and stylish. It includes two storage cupboards for your convenience.

Kitchen/Dining Room

10'0" x 14'3"

The kitchen/dining room features a matching range of base and eye level units with rounded worktops. It includes a stainless steel sink unit with a single drainer and mixer tap, a fitted fridge/freezer, water softener, and an electric fan-assisted double oven. Additionally, there is a built-in four-ring gas hob with an extractor hood over it. The room also offers a fitted seating area, perfect for dining. It has windows to the front and side, a radiator, tiled flooring, and a door leading to the utility room.

Utility Room

10'0" x 14'10"

The utility room features matching base units with round-edged worktops, a twin-bowl stainless steel sink unit with a mixer tap, plumbing for a washing machine, windows to the rear and side overlooking the garden, a radiator, tiled flooring, a wall-mounted gas boiler serving the heating system and domestic hot water, a door to the WC and shower room, and a separate door leading out to the driveway.

Sitting Room

10'5" x 18'8"

The sitting room boasts an oak floor, a radiator, and patio doors that open up to the beautiful rear garden. Additionally, it features a fireplace with a stone surround, adding to its inviting charm.

Shower Room

This room features a tiled shower enclosure with a fitted shower overhead. It also has a folding glass screen, tiled splashbacks, and a window at the front. The room has tiled flooring and a connecting door to the WC.

WC

The WC has a front-facing window and is fitted with a two-piece suite, consisting of a vanity washbasin with a mixer tap and a low-level WC. There are tiled splashbacks and tiled flooring.

Bedroom 1

10'5" x 14'1"

This double bedroom features a window, allowing abundant natural light. It is equipped with a fitted bedroom suite comprising of wardrobes, dressing table drawer units, and bedside cabinets. Additionally, there is a radiator.

Bedroom 2

10'0" x 7'9"

A double bedroom with a fitted suite including wardrobes and drawers. It has a window to the side and a radiator.

Bathroom

A beautifully upgraded bathroom with a three-piece suite including a panelled bathtub with a mixer tap, a pedestal wash hand basin with a mixer tap, and a low-level WC. The walls are fully covered in ceramic tiles, and there is a window in the

front bringing in natural light. The bathroom is also equipped with a radiator and tiled flooring.

Outside

The rear garden features a beautiful lawn bordered by mature flower and shrub displays. A passageway leads to the driveway, while a tucked-away paved area creates a pleasant seating spot in the far corner. A personal door grants access to the single garage, and there is also a brick shed/store. Additionally, the property boasts a generous front garden with lush lawns, mature shrubs and flower borders.

Garage & Driveway

A garage with an electric roller door, power, and lighting is available. A concrete drive provides ample parking for multiple vehicles.

Viewings

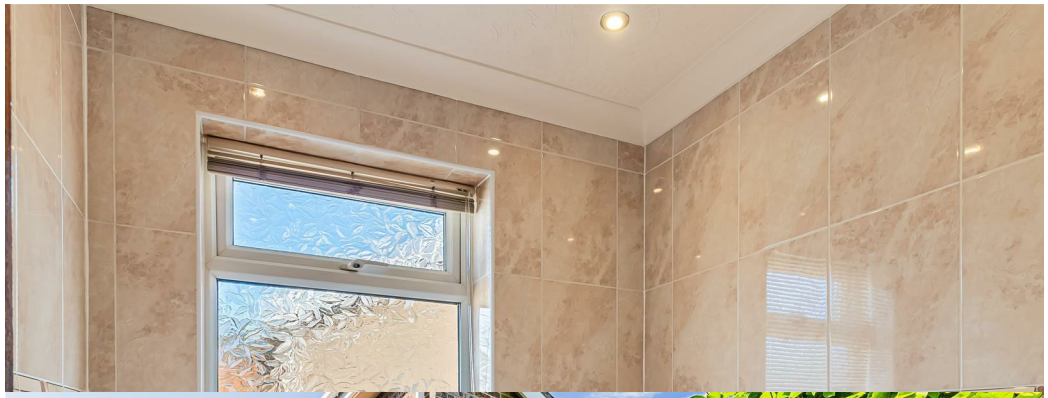
By appointment with the agents.

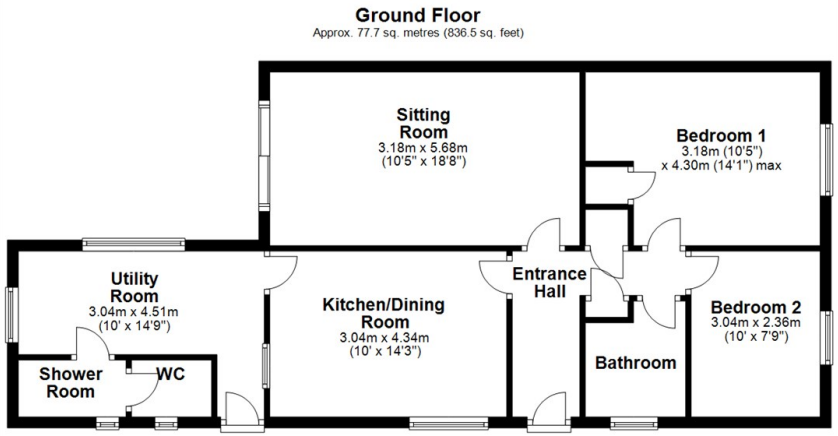
Special Notes

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

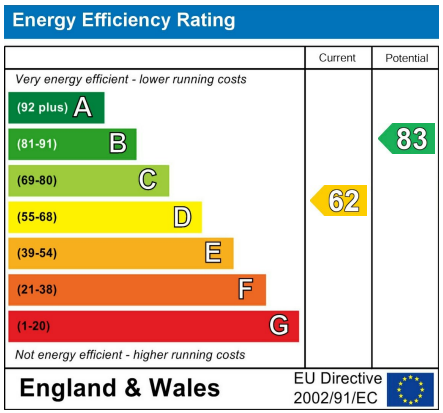
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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





Total area: approx. 77.7 sq. metres (836.5 sq. feet)



Viewings

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