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ESTATE AGENTS

4 Shannon Close, Haverhill, CB9 0LT

£310,000

- Detached bungalow with two large bedrooms
- Attractive kitchen/dining room
- Utility room
- No chain
- Conservatroy
- Wet room
- Spacious sitting room
- Study
- Off-road parking & pleasant garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Situated on the sought-after Wilsey development and within walking distance of Haverhill Golf Club, this deceptively spacious extended bungalow offers an impressive amount of living space. The property boasts two generously sized bedrooms, a large kitchen/dining room, a comfortable sitting room, a utility room, a study, and a versatile conservatory. Outside, you'll find a pleasant, enclosed rear garden with a paved patio area, perfect for relaxing, along with a block-paved driveway providing off-road parking for at least two vehicles.

The bungalow has been thoughtfully extended, creating a surprisingly large interior that must be seen to be fully appreciated and extends to 1214ft . Additional features include a wet room, a lean-to with garden access, and the convenience of no onward chain. This charming property combines space, practicality, and location, offering a fantastic opportunity for those seeking a home close to local amenities and leisure facilities. Arrange your viewing today!

This thoughtfully extended bungalow boasts a deceptively spacious interior spanning 1,214 square feet, offering a layout that truly needs to be seen to be fully appreciated. Key features include a modern wet room, a versatile lean-to with direct garden access, and the added benefit of no onward chain.

Combining generous space, practicality, and an enviable location, this charming property presents an excellent opportunity for anyone seeking a home close to local amenities and leisure facilities. Don’t miss out—schedule your viewing today!

2 1 3 D

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
Step into the entrance hall, where you'll find access to the utility room, sitting room, wet room, and two bedrooms. There's a radiator to keep the space cosy and welcoming.

Utility Room 2.46m (8'1") x 2.22m (7'3")
With a window to the front, this practical space includes a storage cupboard, radiator, and a wall-mounted gas boiler serving the central heating and hot water systems. Double doors provide added convenience.

Sitting Room 4.40m (14'5") x 3.94m (12'11") max
A comfortable sitting room featuring a window overlooking the rear, a radiator, and access to the kitchen. An archway leads to:

Conservatory
A bright and airy conservatory of UPVC construction with double-glazed windows and a polycarbonate roof. It benefits from power, lighting, and French doors opening out to the garden. Two side windows and a radiator complete this versatile space.

Kitchen/Dining Room 5.36m (17'7") x 4.35m (14'3")
This spacious kitchen/dining room is fitted with matching base and eye-level units, round-edged worktops, and a 1.5-bowl stainless steel sink with a mixer tap. There's plumbing for a washing machine, space for a fridge/freezer, and a built-in electric fan-assisted oven with a four-ring ceramic hob and pull-out extractor hood. The room features tiled flooring, a window to the rear, and several access points, including a door to the study, a door to the front and driveway, and French doors leading to:

Lean-to
A simple yet functional addition, the lean-to features patio doors opening directly onto the garden and a tiled floor.

Study 4.77m (15'8") x 2.04m (6'8")
A flexible space with a bow window to the front, an additional window to the rear, wooden flooring, and a radiator, making it ideal for home working or a hobby room.

Bedroom 1 6.50m (21'4") x 3.05m (10')
This generously sized double bedroom includes a window to the front, fitted wardrobes, and a radiator, offering ample storage and potential for personalisation.

Bedroom 2 4.98m (16'4") x 3.11m (10'2")
A well-proportioned bedroom with a window to the front, a fitted shower cubicle with an electric shower, and a radiator, adding convenience to the space.

Wet Room
The wet room includes a three-piece suite comprising an electric shower, a vanity wash hand basin with a mixer tap, and a low-level WC. A heated towel rail, full-height tiling, a window to the front, and tiled flooring complete this functional space.

Outside

The rear garden is primarily laid to lawn and enclosed by timber fencing, offering privacy and a neat finish. Adjacent to the property, a spacious paved patio provides a charming spot for outdoor seating and relaxation. A pathway runs alongside the bungalow, leading to a gated entrance that offers access to the front of the property.
At the front, an attractive red brick wall defines the boundary, adding to the property's curb appeal. A block-paved driveway offers convenient off-road parking for at least two vehicles.

Viewings

By appointment with the agents.

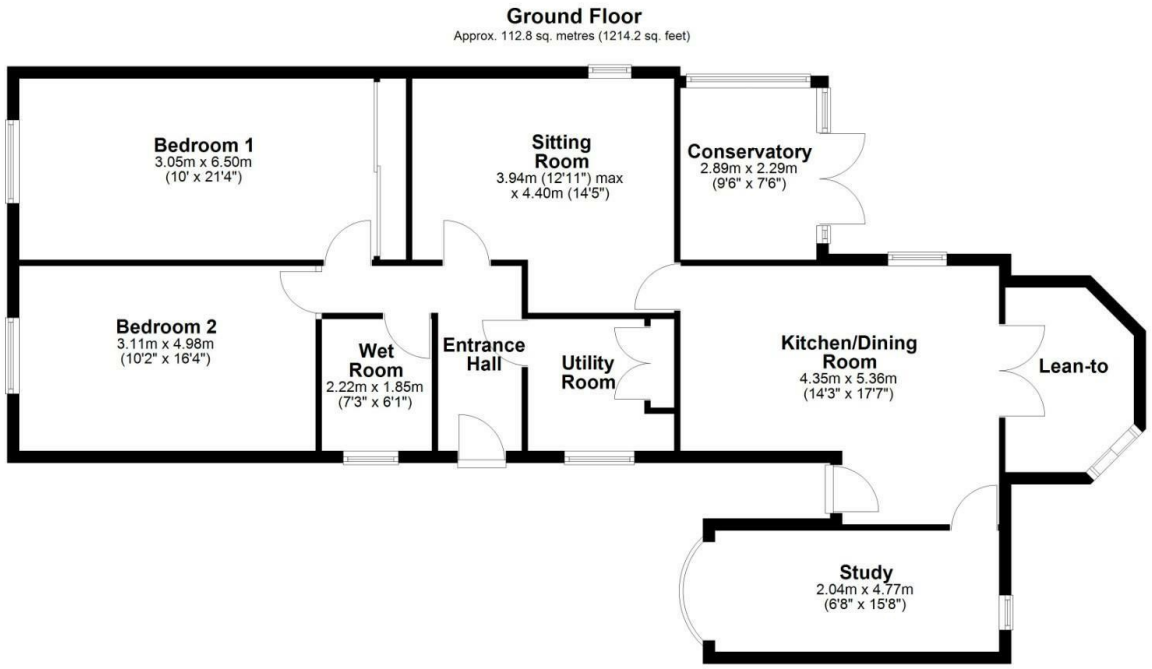
Special Notes

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

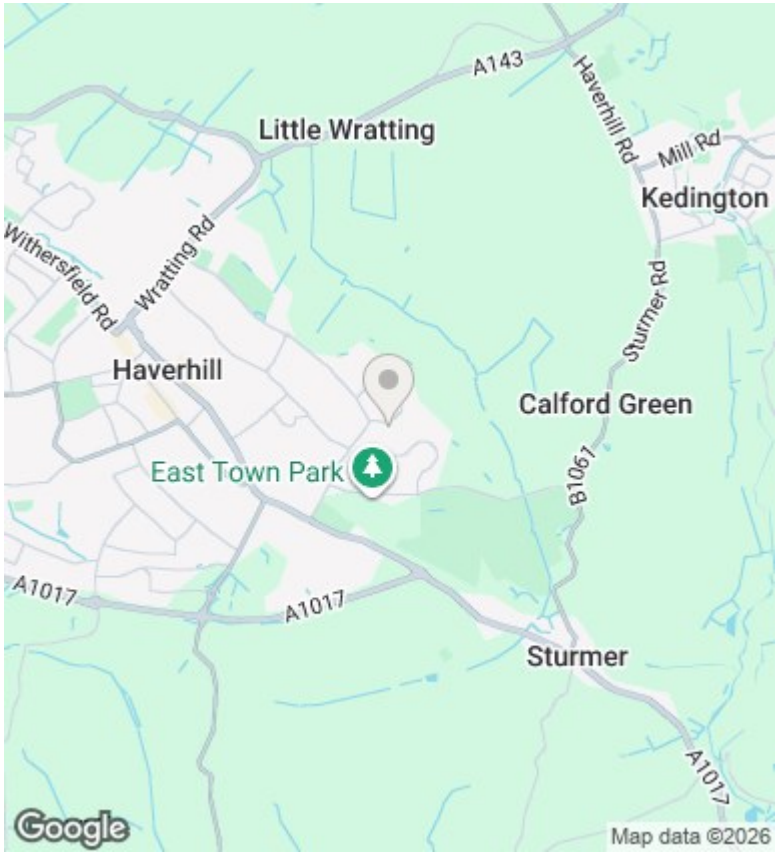
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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

CARRON LODGE



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)



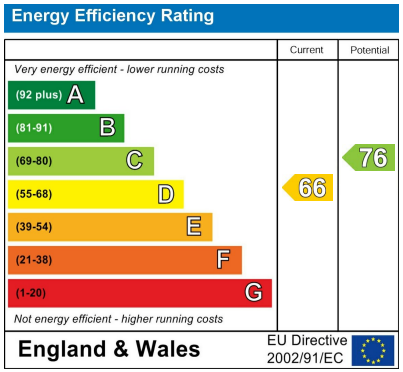
Directions

Viewings

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

Council Tax Band

C



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