



JAMIE WARNER  
— ESTATE AGENTS —



## 26 Osprey Road, Haverhill, CB9 0PA

Guide Price £335,000

- Delightful Three-Bedroom House
- Spacious Sitting Room
- Beautiful Rear Garden
- Significant Improvements Made
- Option for Four Bedrooms
- Garage & Driveway
- Stunning Kitchen/Dining Room
- Refurbished Family Bathroom & En Suite
- No Onward Chain

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

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

## 26 Osprey Road, Haverhill CB9 0PA

This delightful three-bedroom detached house has undergone significant improvements, resulting in a stunning open kitchen/dining room. The property offers a spacious sitting room, three double bedrooms, a refurbished family bathroom, and an en suite. During construction, developers provided the option of having this exquisite design as a three-bedroom layout or creating four first-floor bedrooms by adding a dividing wall in the main bedroom. Enjoy the beautiful rear garden and convenient single garage. No onward chain.



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 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, gymnasias, 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

Entrance Hall: This area features an entrance door, a window to the side, and a radiator. The hall is adorned with oak flooring and also includes stairs leading to the first floor.

## WC

In the WC, there is a window to the front. It is fitted with a two-piece suite that includes a wall-mounted wash hand basin with a mixer tap and tiled splashbacks, as well as a low-level WC. There is also a radiator and oak flooring.

## Sitting Room

17'0" x 10'4"

The sitting room is a generous space with a window to the front, a radiator, and double doors that lead to the kitchen/dining room.

## Dining Area

11'7" x 8'4"

This inviting space is perfect for entertaining with its radiator, oak flooring, and French doors that lead out to the garden. It seamlessly opens up to the kitchen, creating an open plan layout.

## Kitchen

11'7" x 8'1"

The kitchen boasts a sleek and coordinated design, featuring glossy base and eye-level units with rounded worktops. It includes a 1+1/2 bowl stainless steel sink unit with a mixer tap, an integrated slimline dishwasher, ample space for a fridge/freezer and washing machine, an eye-level electric fan-assisted double oven, and a built-in five-ring gas hob with an extractor hood above. Natural light fills the room through the rear window, offering a pleasant view of the garden. The oak flooring adds a touch of elegance and warmth.

## Landing

On the first floor landing, you'll find two built-in storage cupboards. One of them houses a wall-mounted gas combination boiler that serves the heating system and supplies domestic hot water. From here, you have access to all the first-floor rooms and a loft access.

## Bedroom 1

13'6" x 16'9"

This spacious master bedroom was originally designed with the option to add a dividing wall, allowing for a four-bedroom layout. It features two front-facing windows, a radiator, and an en suite shower room for added convenience.

## En-suite

En Suite Shower Room: This recently re-fitted room features a three-piece suite, including a vanity wash unit with a mixer tap. Full-height tiling adorns all the walls, and there is a double shower area with a fitted shower over and a glass screen. Additionally, there is a low-level WC, heated towel rail, and a window to the side. The room is finished with tiled flooring, creating an inviting and comfortable space.

## Bedroom 2

9'10" x 9'8"

Bedroom 2:

This spacious double bedroom features a window overlooking the garden, providing a pleasant view. It also includes a radiator.

## Bedroom 3

13'4" x 8'6"

Bedroom 3:

This is another double bedroom featuring a Velux window to the rear and a radiator.

## Bathroom

Family Bathroom:

This re-fitted bathroom suite features a panelled bath with an independent shower over, complete with a mixer tap and glass screen. It also includes a pedestal wash hand basin with a mixer tap and a low-level WC. The walls are fully tiled, and there is a heated towel rail as well as a window to the rear. The flooring is tiled, creating a cohesive and stylish look.

## Outside

The rear garden boasts a generous patio area adjacent to the house, creating a delightful space for relaxation and entertainment. Additionally, there is a convenient personal door leading to the single garage and a pathway alongside the house that guides you to a gate, granting access to the front. The rest of the garden is adorned with lush green lawn, enclosed

by robust timber fencing supported by durable concrete gravel boards and posts. As for the front garden, it has been tastefully designed with charming feature miniature trees, complemented by slate chippings.

#### Garage

A single garage is attached to the property and has power and light connections. It features a rear window and an up and over door.

#### Viewings

By appointment with the agents.

#### Special Notes

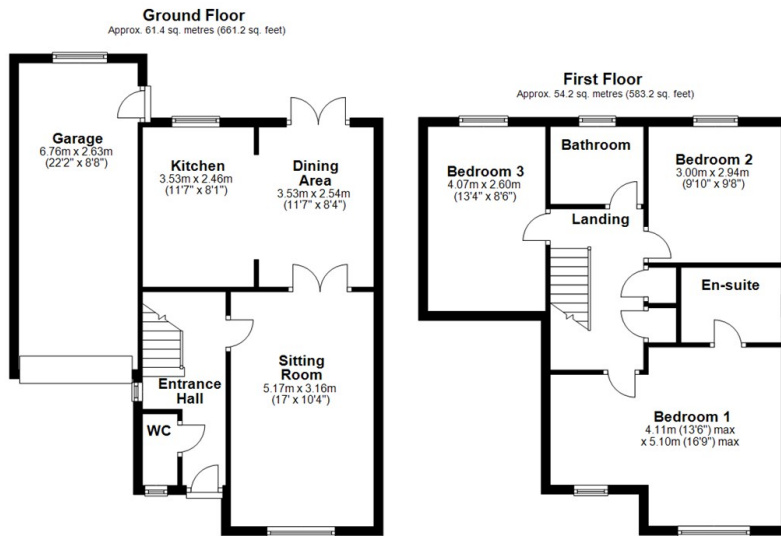
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.

Storage cupboard, wall mounted gas radiator heating boiler gas combination boiler serving heating system and domestic hot water.

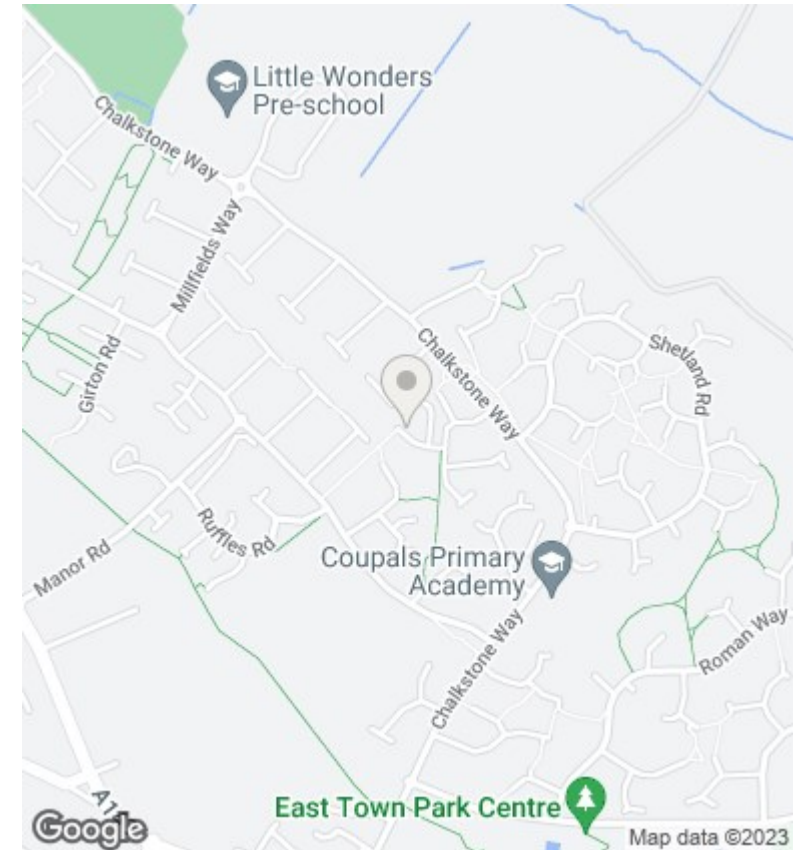
Storage cupboard.







Total area: approx. 115.6 sq. metres (1244.4 sq. feet)



## Viewings

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

## Council Tax Band D

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC