JAMIE WARNER
ESTATE AGENTS

25 Mallow Walk, Haverhill, CB9 7YG

£230,000

- Three generous bedrooms, two doubles
- Convenient ground floor WC
- Sought-after Chimswell development
- Spacious sitting room with garden access
- Low-maintenance garden
- Attractive bathroom suite
- Generous kitchen/dining area
- Popular location overlooking green space
- No onward chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This spacious home in the sought-after Chimswell development on the Cambridge side of Haverhill offers generous living areas with no onward chain. Overlooking a peaceful green space, it features a practical layout ideal for families or first-time buyers. The ground floor includes a kitchen/dining area, a large sitting room with French doors to the garden, and a WC. Upstairs are three bedrooms, including two doubles, and a modern bathroom. Outside, the low-maintenance garden includes a patio, lawn, and gated access. Located in a desirable area, this home is perfect for comfortable living—schedule a viewing today!

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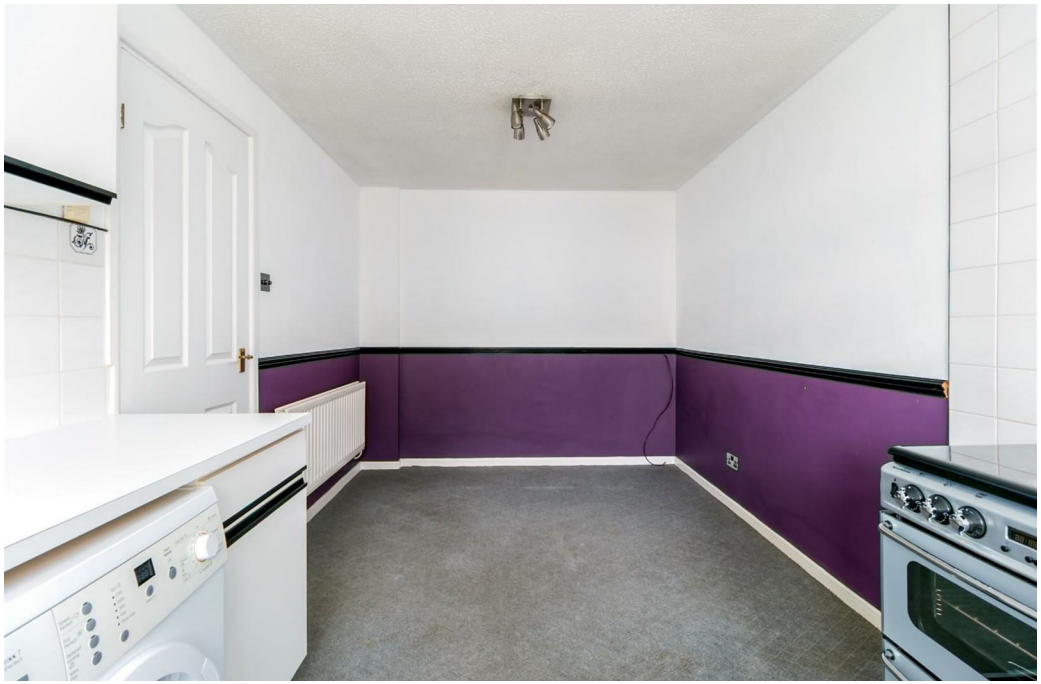
Council Tax Band: B



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.

Ground Floor

Entrance Hall
Welcoming entrance hall featuring wooden flooring, a radiator, and stairs leading to the first floor.

WC
Convenient ground floor WC with a window to the front. Fitted with a two-piece suite including a vanity wash hand basin with mixer tap and tiled splashback, and a low-level WC. Also houses the wall-mounted gas-fired boiler.

Kitchen/Dining Room 4.90m (16'1") x 2.67m (8'9")
A practical kitchen and dining space, fitted with matching base and eye-level units, a stainless steel sink with single drainer and mixer tap, and ample worktop space. Includes plumbing for a washing machine and dishwasher, space for a cooker, and a window to the front. Radiator included for added comfort.

Sitting Room 5.41m (17'9") x 3.08m (10'1")
A bright and spacious sitting room with a window to the rear offering pleasant views of the garden. Features parquet flooring, a radiator, and French doors leading directly to the garden, perfect for indoor-outdoor living.

First Floor

Landing
The first-floor landing is finished with wooden flooring and includes a built-in airing cupboard housing the hot water cylinder.

Bedroom 1 3.50m (11'6") x 3.35m (11')
A generous double bedroom with a window to the front, wooden flooring, and a built-in double cupboard for storage.

Bedroom 2 3.80m (12'5") x 2.67m (8'9")
A well-proportioned second bedroom with a window overlooking the rear garden, tile-effect wooden flooring and a built-in double cupboard.

Bedroom 3 2.66m (8'9") x 2.26m (7'5")
A cosy third bedroom with a window to the rear providing garden views. Includes a built-in cupboard for added storage.

Bathroom

A tidy and well-maintained bathroom fitted with a three-piece suite, including a panelled bath with an independent electric shower over and glass screen, a pedestal wash hand basin, and a low-level WC. Features a heated towel rail, tiled flooring, and a window to the front.

Outside

The rear garden features a block-paved patio area directly accessible from the house, perfect for outdoor seating. A pathway runs alongside a neatly kept lawn, leading to the far end of the garden where a brick-built shed is located. The space is enhanced by a variety of mature shrubs, adding charm and greenery. Additionally, outdoor power sockets provide convenient functionality. A gate at the end of the garden opens to a residents' access pathway.

Viewings

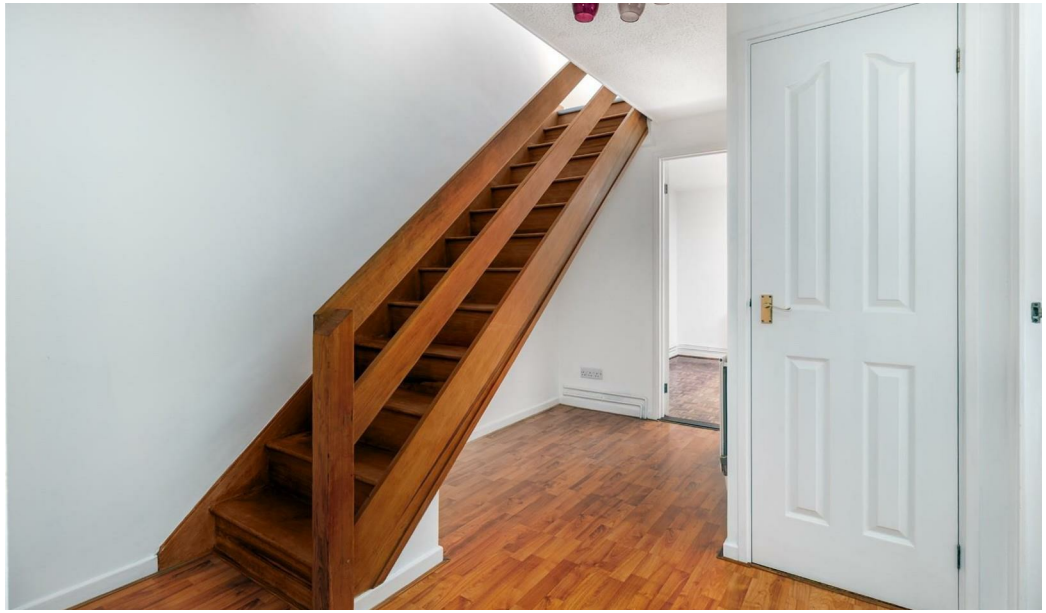
By appointment with the agents.

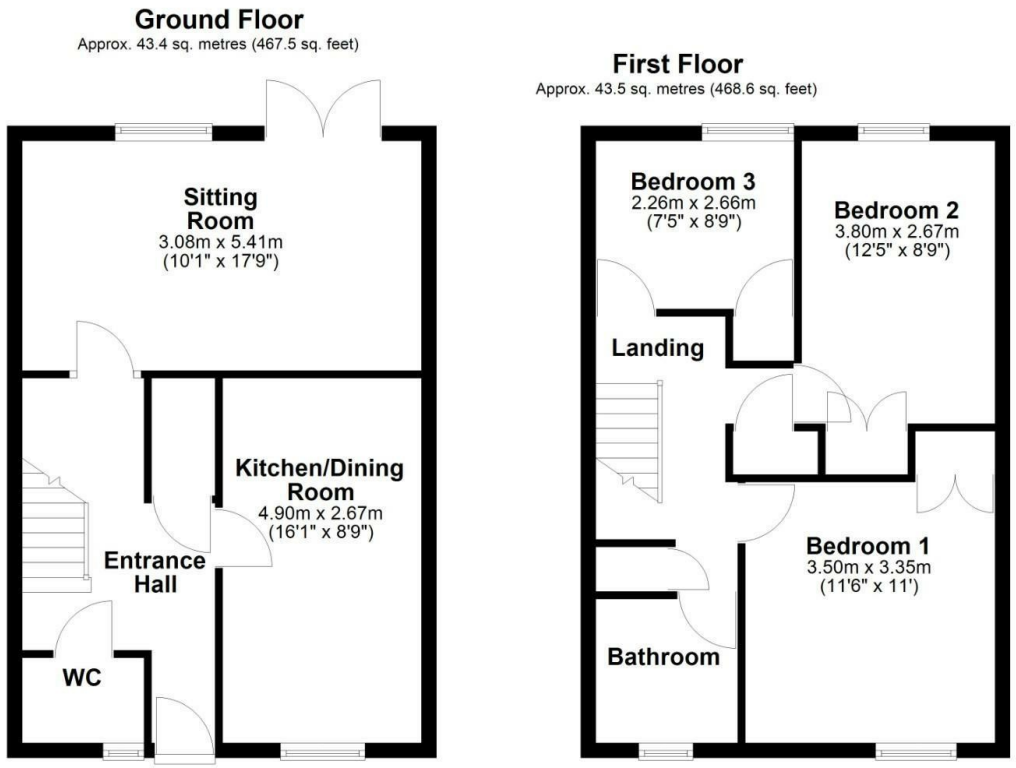
Special Notes

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. 87.0 sq. metres (936.1 sq. feet)

Directions

Viewings

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

Council Tax Band

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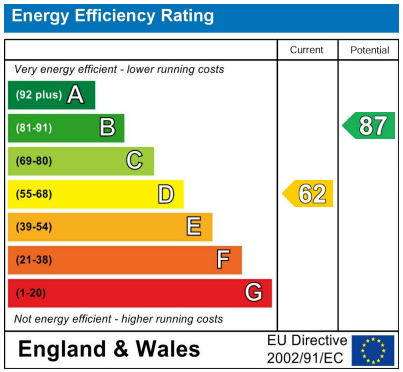

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