JAMIE WARNER
ESTATE AGENTS

25 Baines Coney, Haverhill, Suffolk, CB9 7WU

Guide Price £330,000

- Three Bedrooms
- Dining Room
- Pleasant & Desirable Cul De Sac
- Cambridge Side Of Town
- Main Bedroom With En Suite
- Modern Kitchen & Utility Room
- Over-Sized Single Garage
- Generous Sitting Room
- Attractive Bathroom
- Generous Garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Located in a charming cul de sac, this inviting three bedroom semi-detached property offers an unparalleled level of comfort and style. With its lovely presentation inside and out, it includes all the desired features such as a dining room, modern kitchen, separate utility room & a main bedroom with en-suite. Plus there's additional appeal from the single garage, driveway & generous rear garden.

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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.

GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, Argent Oak vinyl flooring, door to:

WC

Obscure window to front, fitted with two piece suite comprising pedestal wash hand basin and low-level wc, Argent Oak vinyl flooring, radiator.

SITTING ROOM

13'7" x 13'6" (max)
Window to front, two radiators, open plan to Dining Room, door to storage cupboard, Argent Oak vinyl flooring.

DINING ROOM

9'2" x 8'5"
Radiator, french double doors to garden, Argent Oak vinyl flooring.

KITCHEN

9'2" x 8'0"
Fitted with a matching range of base and eye level units with worktop space over, double butler style sink with mixer tap, electric oven, four ring gas hob with extractor hood over, window to rear, radiator, Argent Oak vinyl flooring, door to:

UTILITY ROOM

7'8" x 5'5"
Fitted with a matching range of base and eye level units with worktop space over, space for washing machine and tumble drier, window to front, radiator, door to garden.

FIRST FLOOR

LANDING

Window to side, door to Airing cupboard.

BEDROOM 1

10'3" x 10'1"
Window to rear, radiator, built-in cupboard, door to:

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, radiator.

BEDROOM 2

9'10"n x 8'11"
Window to front, radiator.

BEDROOM 3

7'8" x 6'11"
Window to front, radiator.

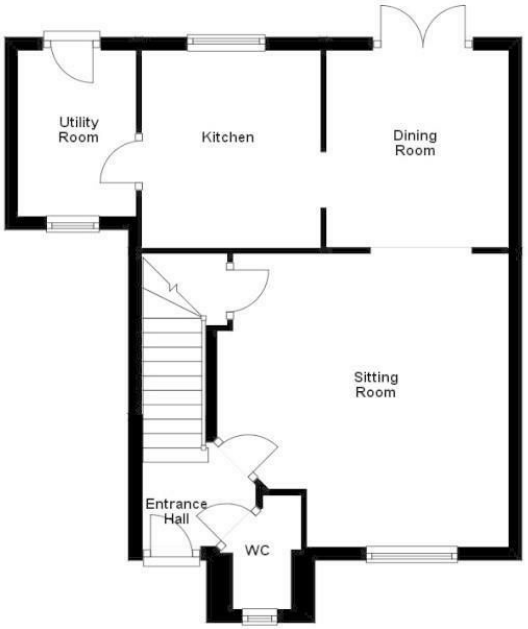
BATHROOM
Fitted with a three piece suite comprising roll top bath, pedestal wash hand basin and low-level WC, obscure window to rear, radiator

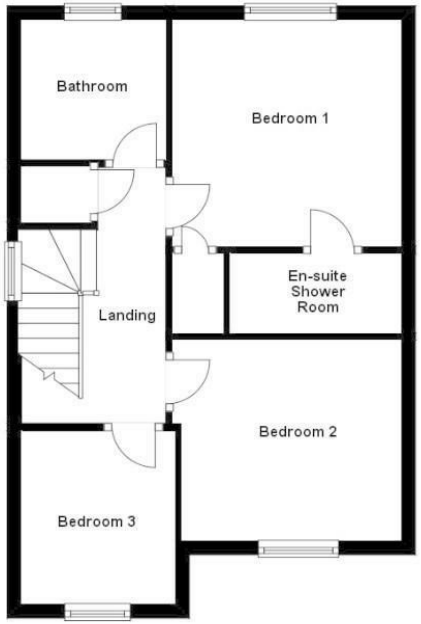
OUTSIDE
The rear garden is of a generous size with an immediate patio area providing an ideal area for seating and entertaining. The remainder of the garden is predominantly laid to lawn and enclosed by timber fencing with a side access gate leading to the front of the property.

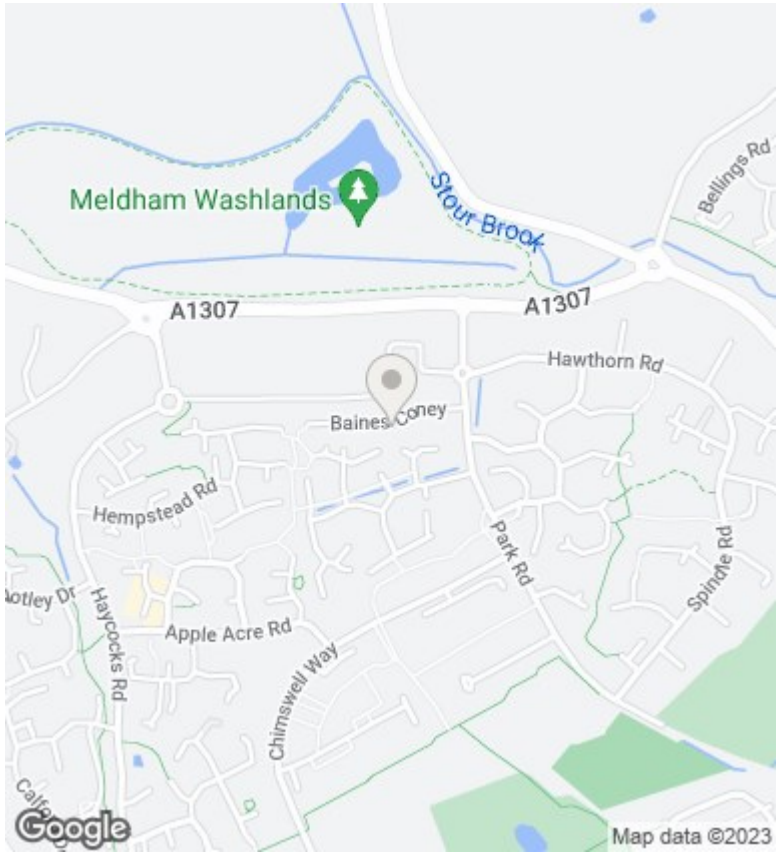
GARAGE & DRIVEWAY
To the front of the property is a over-sized single garage with up and over door, power and lighting connected. The driveway provides parking for two vehicles.

VIEWINGS
By appointment through the Agents.

HOOVER



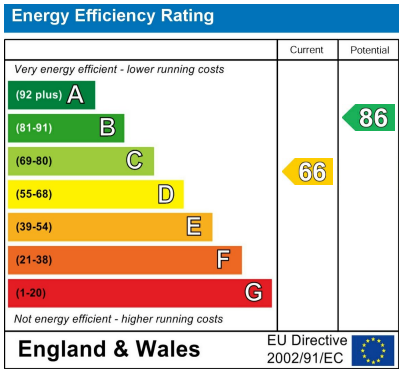




Viewings

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

Council Tax Band C



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