JAMIE WARNER
ESTATE AGENTS

15 Abercorn Court, Haverhill, CB9 8LQ

Guide Price £225,000

- Stunning modernized three-bedroom home
- Contemporary kitchen/dining room
- Gas radiator heating
- Located on the edge of Clements development
- Stylish first-floor bathroom
- Beautifully landscaped south-facing rear garden
- Generous sitting room
- Double glazed windows and doors

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This stunning three-bedroom home has undergone a beautiful modernization and is situated on the edge of Clements development. Boasting a generous sitting room, contemporary kitchen/dining room, contemporary downstairs shower room, and a stylish first-floor bathroom. Additional highlights comprise double glazed windows and doors, gas radiator heating, a beautifully landscaped-south facing rear garden.

3 2 1

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.

Entrance Hall

Step through the entrance door into the spacious hall with a window overlooking the front, wooden flooring, and stairs leading to the first floor.

Shower Room

Boasting a three-piece suite including a tiled shower enclosure with a fitted shower over and elegant glass screen. Features a wall-mounted wash hand basin with a stylish mixer tap, a low-level WC, and a convenient heated towel rail. Enjoy natural light through the window to the side, complemented by tasteful tiled flooring.

Sitting Room

13'1" x 15'11"

The sitting room is a spacious area with a radiator and wooden flooring. French doors flood the space with light and open to the rear garden. A doorway connects to the kitchen.

Kitchen/Dining Room

12'5" x 9'9"

The kitchen/dining room features a modern array of base and eye-level units with round-edged worktops. Complete with a 1+1/2 bowl stainless steel sink unit and a modern mixer tap, this space offers convenience with plumbing for washing machine and dishwasher, room for a fridge/freezer, and a fitted electric fan-assisted oven. The built-in four-ring ceramic hob with extractor hood above adds a contemporary touch. Natural light streams in through the front window, while french doors open to the charming rear garden.

Landing

Two built-in cupboards, loft access, window to front, access to all first floor rooms.

Bedroom 1

13'1" x 10'0"

The spacious main bedroom is a generous double room with a window overlooking the garden at the rear, equipped with a radiator.

Bedroom 2

13'1" x 8'5"

Similar to the main bedroom, bedroom 2 is a spacious double bedroom featuring a window overlooking the garden. It includes a radiator and attractive wooden flooring.

Bedroom 3

10'2" x 7'2"

Bedroom 3 boasts a generously spacious single bedroom design, featuring a window overlooking the garden and a radiator.

Bathroom

The family bathroom features a two-piece suite including a panelled bath, pedestal wash hand basin with a mixer tap, full-height tiling on all walls, an electric shower with a glass screen, and a low-level WC. It also includes a heated towel rail and a front window for natural light.

WC

The separate WC boasts a front-facing window, a low-level WC, and attractive tiled flooring.

Outside

The rear garden has been beautifully landscaped to create a perfect space for relaxation, entertaining, and providing a safe outdoor play area for children. It features a lush lawn as its centerpiece, complemented by two distinct seating areas. The first seating area is located right by the house, while a raised timber decking area adds charm to the far end of the

garden. An assortment of mature shrubs adds character, all enclosed by timber fencing with gated access at the rear. Moving to the front garden, it's adorned with slate chippings and enclosed by an inviting picket style fence.

Viewings

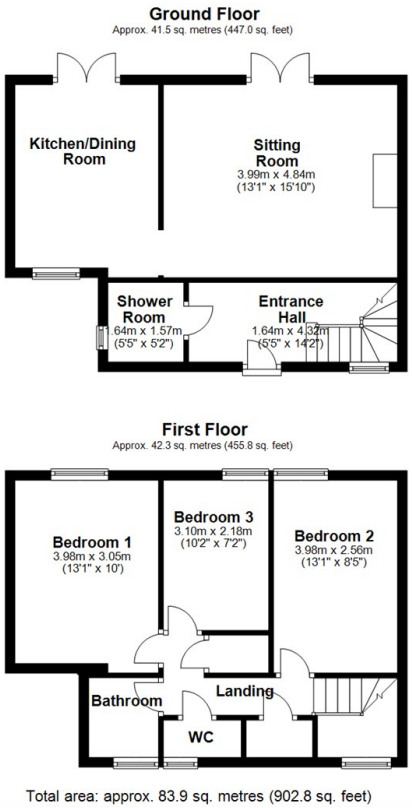
By appointment with the agents.

Special Notes

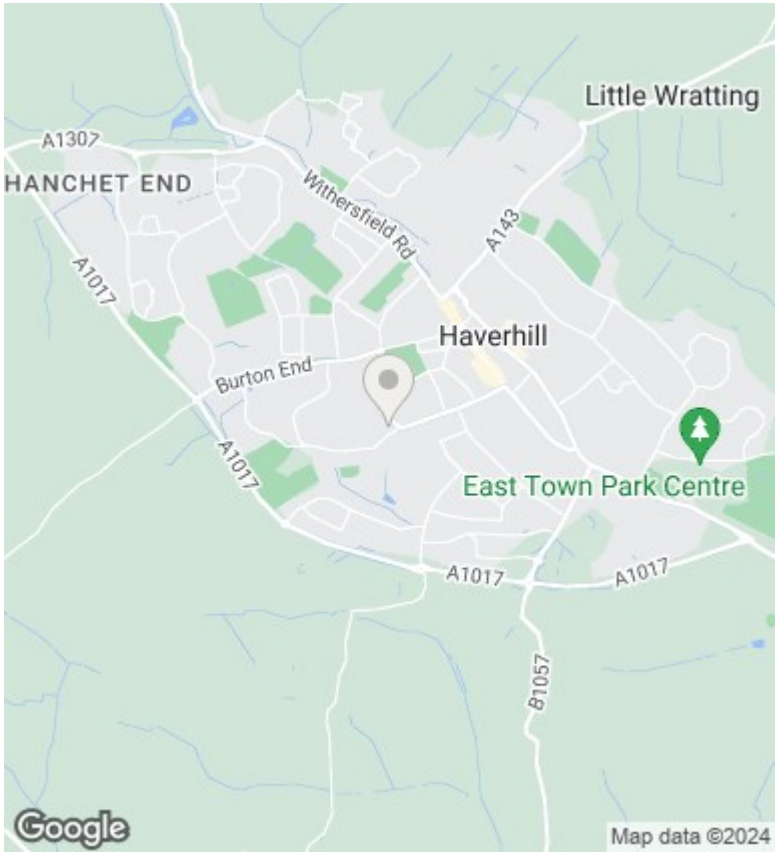
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 83.9 sq. metres (902.8 sq. feet)



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