JAMIE WARNER

– ESTATE AGENTS –

14 Lavender Field, Haverhill, CB9 9QD

£285,000

- Three bedroom link-detached
- Cambridge side of town
- Modern kitchen
- Private two-home driveway position
- No onward chain sale
- Main bedroom with en-suite
- Pleasant adjoining green outlook
- Open-plan living/dining space
- Driveway parking and garage

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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TUCKED-AWAY THREE BEDROOM LINK-DETACHED HOME WITH NO ONWARD CHAIN

This three-bedroom link-detached house enjoys a lovely tucked-away position at the head of a private driveway that serves just two properties. Set beside a pleasant green area and positioned on the edge of the development on the Cambridge side of town, the location offers a peaceful setting with easy access to local amenities and routes into Cambridge. The home is being sold with no onward chain, making it an ideal option for those looking for a straightforward and stress-free move.

3 2 1 C

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.

GROUND FLOOR

Entrance Hall
A welcoming hallway with wooden flooring, a radiator, and stairs rising to the first floor. Doors lead to:

WC
Positioned at the front of the property, the cloakroom includes a wall-mounted wash hand basin with mixer tap and tiled splashbacks, a low-level WC, and full-height ceramic tiling. Finished with tiled flooring and a front-facing window.

Kitchen – 3.25m (10'8") x 2.28m (7'6")
A well-appointed kitchen fitted with a matching range of base and eye-level units topped with granite work surfaces. Includes a sink unit with mixer tap, integrated fridge/freezer, plumbing for both a washing machine and dishwasher, an electric fan-assisted oven, and a four-ring gas hob with extractor hood. Window to the front and radiator.

Sitting/Dining Room – 5.11m (16'9") x 4.26m (14') max
A generous open-plan living and dining space with wooden flooring, a window to the rear, two radiators, and patio doors opening onto the garden.

FIRST FLOOR

Landing
Providing access to all first-floor rooms.

Bedroom 1 – 3.85m (12'7") x 2.62m (8'7")
A bright main bedroom with two front-facing windows, two radiators, and a fitted double wardrobe, with a door leading to:

En-suite
Fitted with a tiled shower enclosure with folding glass screen, pedestal wash hand basin with mixer tap, and a low-level WC. Fully tiled with a window to the front and tiled flooring.

Bedroom 2 – 3.29m (10'10") into cupboard x 2.45m (8')
A comfortable double bedroom with a rear-facing window and built-in cupboard storage.

Bedroom 3 – 2.68m (8'9") x 1.71m (5'7")

A single bedroom overlooking the rear, complete with radiator.

Bathroom
Fitted with a three-piece suite comprising a panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin, and low-level WC. Fully tiled throughout with a heated towel rail and tiled flooring.

OUTSIDE

The rear garden offers a generous plot that is in need of cultivation, providing an ideal opportunity for buyers to landscape and shape the space to their own preference. A paved patio sits directly outside the rear doors, perfect for placing outdoor seating, with the remainder laid to lawn and enclosed by fencing and established natural growth. A side gate provides handy access through to the front.

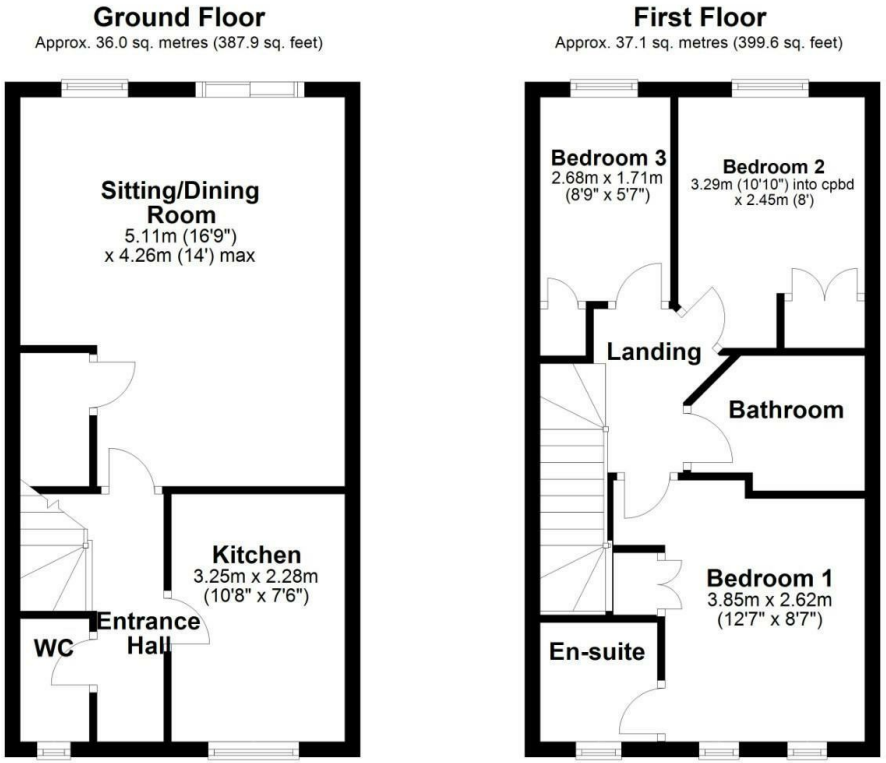
To the front, the driveway provides parking and leads directly to the garage, with a lawned area and mature hedging adding greenery and softening the approach. The setting enjoys an open aspect across the surrounding green areas, creating a pleasant sense of space on arrival.

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. 73.2 sq. metres (787.4 sq. feet)

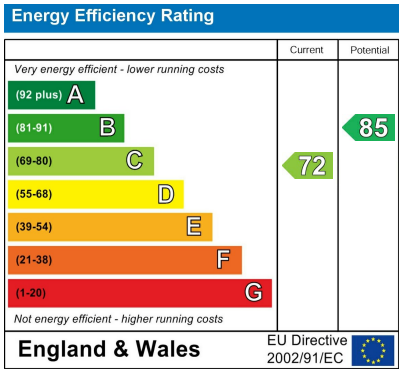
Directions

Viewings

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

Council Tax Band

B



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