JAMIE WARNER
– ESTATE AGENTS –

34 Falklands Road, Haverhill, CB9 0EA

Guide Price £335,000

- Beautifully Designed Family Home
- Stunning, Extended Kitchen/Dining Room
- Contemporary Bathroom and Downstairs WC
- Three Spacious Double Bedrooms
- Stylishly Modernized Interior
- Landscaped Front and Tranquil Rear Garden
- Tastefully Extended Layout
- Elegant Oak and Glass Staircase
- Single garage and Parking

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This beautifully designed family home offers three spacious double bedrooms in the sought-after Boyton Hall development. It boasts a tastefully extended layout, including a stunning kitchen and dining area. The interior has been stylishly modernized with highlights including an elegant oak and glass staircase, contemporary bathroom, and convenient downstairs WC. Nestled within a generous plot, the property features both an attractive landscaped front garden and a tranquil rear garden. Additionally, it offers a single garage and a driveway, providing ample parking space.

3 1 2

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.

Entrance Hall
The entrance hall features stairs adorned with oak and glass balustrades, leading up to the first floor. Additionally, there is an under-stairs storage cupboard and easy access to all the rooms on the ground floor.

WC
The WC features a front-facing window and is equipped with a two-piece suite. The suite includes a vanity wash hand basin with a mixer tap, a low-level WC, and a heated towel rail. Additionally, there is half-height tiling on all walls.

Sitting Room
20'2" x 10'8"
Sitting Room:
This room boasts a double aspect with a window at the front and patio doors that lead to the rear garden. It features a gas fireplace with a marble surround and timber mantle over, as well as two radiators.

Kitchen
10'6" x 10'5"
The kitchen features a matching range of base and eye-level units with worktop space, complemented by underlighting. It includes a stainless steel sink unit with a single drainer and mixer tap, as well as an integrated fridge and freezer. Plumbing for a dishwasher is available. Additionally, the kitchen is equipped with a fitted electric fan-assisted double oven and a built-in four-ring gas hob with an extractor hood over it. The tiled flooring adds a stylish touch. The kitchen seamlessly flows into the adjacent area.

Dining Area
9'4" x 10'5"
A generous space with a window to the front, a radiator, and wooden flooring.

Utility Area
10'5" x 10'5"
The utility area is seamlessly connected to the kitchen, featuring a range of fitted base level units with rounded worktops. It includes a stainless steel sink unit, plumbing for a washing machine, a vent for a tumble dryer, and ample space for a fridge/freezer. The rear window provides a lovely view of the garden, while a skylight adds natural light to the space. Additionally, there is an electric radiator and a door that leads to the back garden.

Landing
The first floor landing features a rear window with a remote control electric blind, offering a view of the garden. Access to the loft is provided through a pull-down ladder. You will also find a cupboard housing a wall-mounted gas combination boiler, serving the heating system and supplying domestic hot water.

Bedroom 1
13'0" x 10'5"
The main bedroom features a rear-facing window that offers lovely views of the garden. It is equipped with a radiator for added comfort.

Bedroom 2
9'6" x 14'0"
Bedroom 2 is a spacious double bedroom featuring a window to the front and a radiator.

Bedroom 3
10'5" x 10'10"
This is another double bedroom with a rear window that overlooks the garden. It also features a radiator.

Family Bathroom
The bathroom is equipped with a four-piece suite, including a panelled bath with digital mixer taps. It also features a double shower enclosure with a digital shower overhead and a sliding glass screen. In addition, there is a vanity wash unit with a base cupboard, storage drawers, a mixer tap, and a shaver point. The bathroom also boasts a low-level WC, a heated towel rail, and a window to the front. The flooring is made of karndean, adding a touch of elegance.

Outside
The property boasts beautifully landscaped and mature gardens at both the front and rear. The rear garden features a generous paved patio, providing a delightful space for relaxation and entertaining. Enclosed by a stylishly paneled retaining wall, steps lead up past a charming shingled display bed, seamlessly blending into a lush lawn. Surrounding the garden are an array of vibrant flower and shrub displays, along with mature hedges. Adjacent to the house is an area designated for garden sheds (sheds can be included by negotiation),

as well as a gateway leading to the front garden. Additionally, there is an outdoor tap and power sockets.

The front garden primarily consists of a well-maintained lawn, with two eye-catching block paved paths leading to the entrance hall. At the front edge, a lovely, mature flower bed and a charming well add further appeal.

Garage & Driveway

To the side of the house lies a single garage featuring an electric door. It is equipped with power and light connections, with a personal door leading to the front garden. The rear window allows for natural light, and there is additional storage available within the eaves space. A driveway in front of the garage provides convenient off-road parking.

Viewings

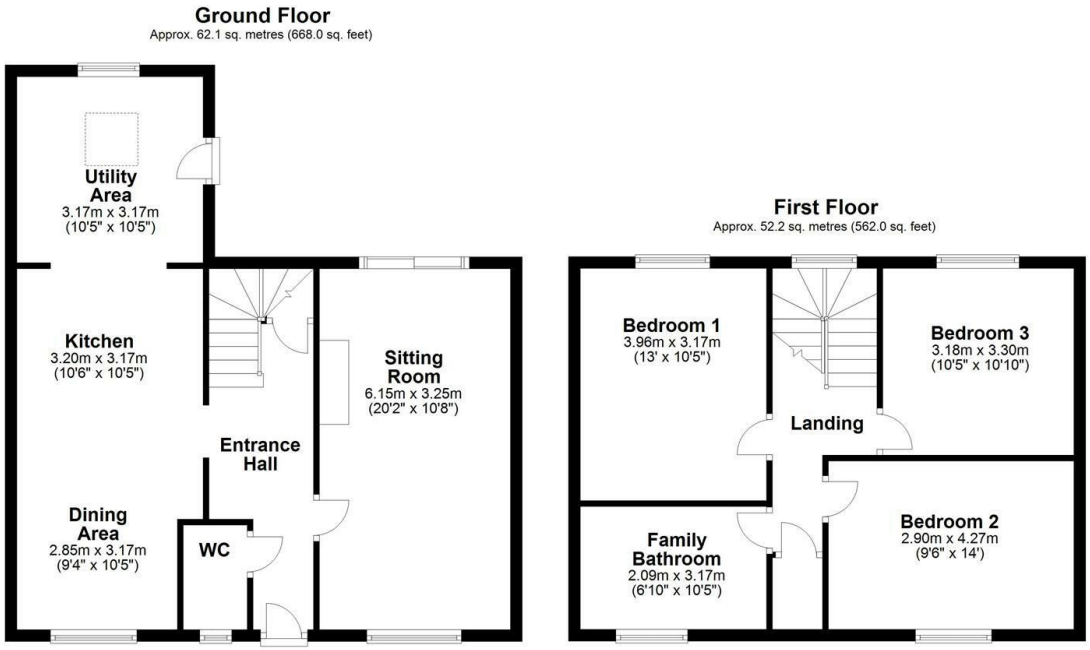
By appointment with the agents.

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. 114.3 sq. metres (1229.9 sq. feet)

Viewings

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

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