JAMIE WARNER
– ESTATE AGENTS –

8 Copellis Close, Haverhill, CB9 0EH

Guide Price £245,000

- Two Generous Bedrooms
- Spacious Sitting Room
- Overlooking a Green Area
- Extended & Attractive Kitchen
- Modern Bathroom Suite
- Garage & Drive
- Separate Dining Room
- Lovely Rear Garden
- Popular Boyton Hall Development

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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A generously proportioned two-bedroom house, located in a prime location with stunning views of a beautiful green space on the prestigious Boyton Hall development. This property has undergone an extension, boasting a modern and stylish kitchen, a separate dining room, and a spacious sitting room on the ground floor. Additionally, it features an attractive bathroom suite, a delightful rear garden, a garage, and easily ample parking for two vehicles.

2 1 1

Council Tax Band: B

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

Upon entering, you will find an inviting entrance hall featuring a window to the side, a radiator, tiled flooring, and stairs leading to the first floor.

Sitting Room

11'4" x 14'4"

The sitting room is a spacious area with a window to the front and a radiator. It offers a generous and appealing atmosphere, perfect for relaxation and enjoyment.

Dining Room

11'4" x 6'10"

The dining room features a radiator, tiled flooring, and an archway leading to the kitchen. It also includes a fitted worktop that matches the kitchen and base-level units.

Kitchen

11'4" x 8'0"

The kitchen features a coordinated selection of base and eye-level units, complemented by ample worktop space. It includes a 1+1/2 bowl stainless steel sink unit, an integrated dishwasher, plumbing for a washing machine, and room for a fridge/freezer. Additionally, there is a fitted electric fan-assisted oven and a built-in four-ring ceramic hob with an extractor hood overhead. The space is illuminated by a rear-facing window that overlooks the garden. The kitchen is adorned with wooden flooring and provides direct access to the rear garden through a door.

Landing

Window to side, access to all first floor rooms.

Bedroom 1

11'4" x 9'0"

This inviting and spacious bedroom features a beautiful front-facing window with a view of the greenery. It is also equipped with a radiator.

Bedroom 2

11'4" x 7'0"

Features a radiator and a window overlooking the garden at the rear. It also has a built-in cupboard.

Bathroom

The bathroom features a stylish three-piece suite, including a panelled bath with an independent shower overhead, equipped with mixer tap taps and a glass screen. It also includes a vanity wash hand basin with a mixer tap and a low-level WC. The walls are tiled to full height, and there is a heated towel rail for added comfort.

Outside

The back garden features a delightful paved patio right by the house, perfect

for entertaining and unwinding. It seamlessly transitions to the rest of the garden, which boasts a lush lawn and charming shingled beds with railway-style sleeper edging. The entire garden is enclosed by timber fencing, complete with a convenient gate for front access. At the front of the property, you'll find a neatly manicured lawn with a welcoming pathway leading to the entrance door. Adjacent to the entrance door is a personal entrance leading into the single garage.

Garage & Drive

A single garage is equipped with an up and over door, along with storage space in the eaves. Power and light is connected. A driveway leads to the garage, providing abundant off-road parking.

Viewings

By appointment with the agents.

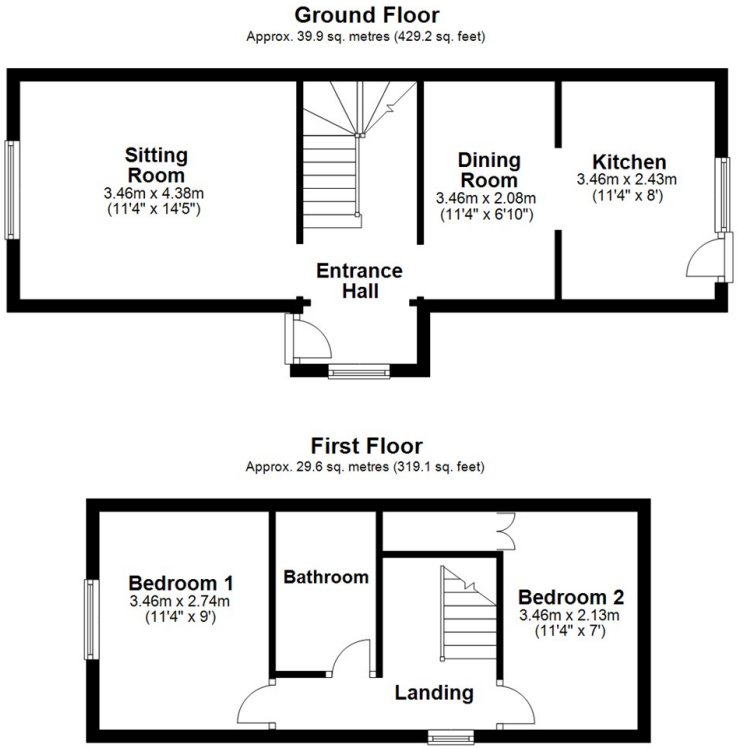
Special Notes

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

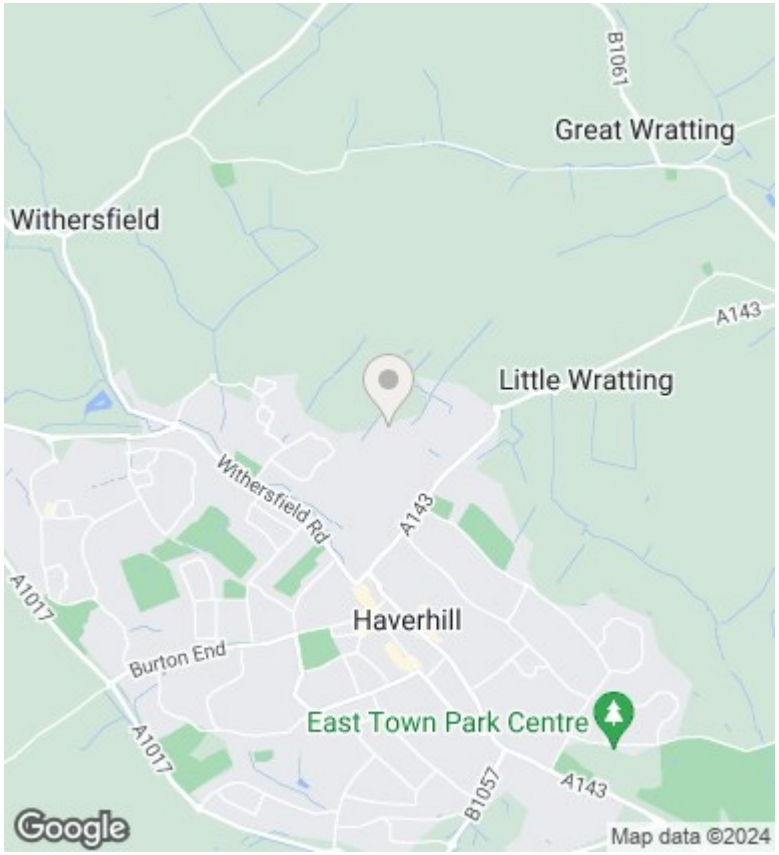
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

Garage & Drive



Total area: approx. 69.5 sq. metres (748.3 sq. feet)

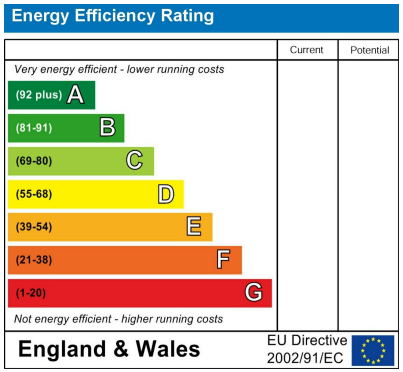


Directions

Viewings

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

Council Tax Band



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