JAMIE WARNER
ESTATE AGENTS

16 Rosefinch Close, Haverhill, CB9 0JS

Guide Price £289,950

- Immaculately presented three-bedroom home
- Stylish kitchen with integrated appliances
- Modern bathroom with quality fittings
- Sought-after residential area
- Elegant double-aspect sitting room
- Landscaped garden for entertaining
- Spacious and well-appointed interiors
- Convenient ground floor cloakroom
- Garage and ample private parking

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An exquisite three-bedroom residence, perfectly nestled within a sought-after area, offering exceptional space, elegance, and outstanding value. Boasting a refined double-aspect sitting room, a meticulously designed kitchen with integrated appliances, and a beautifully landscaped rear garden, this home effortlessly blends sophistication with practicality. Recent upgrades, including modern windows and a central heating boiler, ensure comfort and efficiency, while ample parking and a single garage add to its undeniable appeal. A truly delightful home for those with impeccable taste.

3 1 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

A welcoming entrance featuring a radiator and elegant Karndean flooring, with stairs leading to the first floor, a built-in storage cupboard, and access to all ground floor rooms.

WC

The WC features a side window and a modern two-piece suite, including a vanity wash hand basin with a mixer tap and tiled splashbacks, as well as a low-level WC. Additional features include a heated towel rail and stylish Karndean flooring.

Kitchen/Dining Room

11'4" x 15'8"

A stunning room featuring a modern design, equipped with a coordinated range of base and wall-mounted units, complete with sleek worktops. It includes a sink with a swan neck mixer tap, integrated appliances such as a fridge/freezer, dishwasher, and washing machine, as well as an eye-level electric double fan-assisted oven. A built-in four-ring ceramic hob with an extractor hood adds to the functionality. The room is further enhanced by a rear-facing window and elegant Karndean flooring, creating a perfect blend of style and practicality. A doorway leading to the back garden.

Sitting Room

17'4" x 10'5"

A bright and airy twin-aspect room, flooded with natural light from both front and rear windows. The space features a radiator, stylish wooden flooring, and sophisticated wall paneling that adds a touch of elegance.

Landing

Built-in cupboard, loft access, window to front, access to all first floor rooms

Bedroom 1

10'8" x 11'9"

The main bedroom features a rear-facing window with views of the garden, a radiator, and ample space to accommodate wardrobes, drawer units, and a bedside cabinet.

Bedroom 2

14'2" x 8'2"

Bedroom 2 is a spacious double room featuring a rear-facing window with lovely garden views and a radiator for added comfort.

Bedroom 3

10'8" x 6'4"

Bedroom 3 is a spacious single room featuring a rear-facing window that offers charming views of the garden, along with a fitted radiator for comfort.

Bathroom

The bathroom is a stylish, modern space featuring a beautifully fitted suite. It includes a panelled bath with an independent shower and glass screen, a sleek vanity wash hand basin with a swan-neck mixer tap, and a low-level WC. The walls are fully tiled for a polished look, and a heated towel rail adds both functionality and comfort.

Outside

The rear garden features a spacious, L-shaped paved patio that extends across the back of

the house and runs up to the rear boundary. This versatile area offers ample seating options, making it perfect for relaxing or entertaining guests. Within the patio lies a neatly maintained lawn, while a timber deck at the far end of the garden provides an additional seating area. The garden is enclosed by timber fencing, with a convenient gate at the rear for access. Additionally, a practical garden shed, integrated into the main structure of the house, adds valuable storage space.

Garage & Driveway

The property features a single garage with an up-and-over door, complete with power, lighting, and additional storage in the eaves. A concrete driveway in front of the garage offers convenient parking, while a shingled drive provides ample space for multiple vehicles.

Viewings

By appointment with the agents.

Special Notes

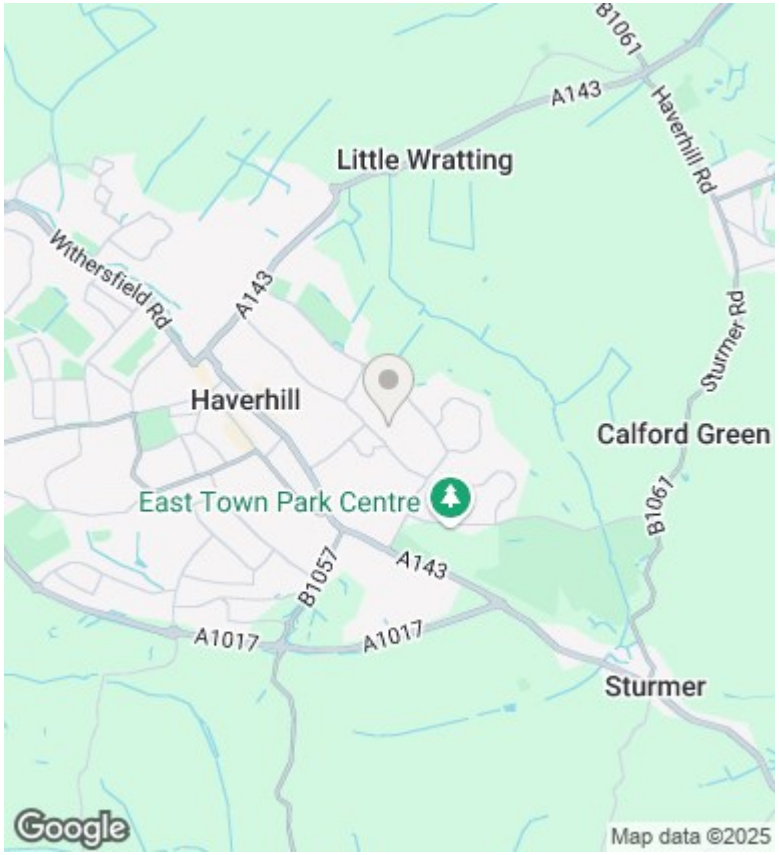
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

IPSWICH
TOWN
THE PRIDE

Total area: approx. 87.7 sq. metres (944.5 sq. feet)

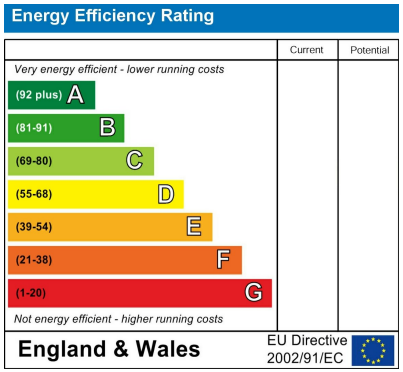


Directions

Viewings

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

Council Tax Band



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