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ESTATE AGENTS

44 Falcon Close, Haverhill, CB9 0JJ

£270,000

- Extended family home
- Open-plan kitchen/diner
- Modern family bathroom
- Four good bedrooms
- Family room with skylights
- Non-overlooked rear garden
- Bright sitting room
- Utility room & ground floor WC
- Block-paved off-street parking

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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EXTENDED FOUR BEDROOM FAMILY HOME WITH RARE PARKING & NON-OVERLOOKED GARDEN

Located within walking distance of both primary and secondary schools, this extended four-bedroom home offers generous and versatile living space across two floors. The property features a bright sitting room, a stylish open-plan kitchen/dining room leading into a superb family room, and has been thoughtfully extended to create the perfect balance of reception space and practicality. Outside, there is a non-overlooked rear garden and the rare advantage of block-paved off-street parking for two cars.

4 1 2 C

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.

Ground Floor

Entrance Hall
A welcoming entrance with stairs rising to the first floor, radiator and useful built-in cupboard.

Utility / WC – 1.78m (5'10") x 1.71m (5'7")
Practical utility space with plumbing for a washing machine and room for a tumble dryer, complemented by a modern two-piece suite including a vanity wash hand basin with mixer tap and low-level WC. Finished with tiled splashbacks and radiator.

Sitting Room – 4.04m (13'3") x 3.83m (12'7")
A bright and comfortable reception room with a front aspect window, radiator, and double doors opening through to the kitchen/dining room.

Kitchen / Dining Room – 4.11m (13'6") x 4.04m (13'3")
A bright and spacious kitchen/dining area designed for modern family living. Fitted with a comprehensive range of cream shaker-style base and wall units, complemented by solid wooden worktops and tiled splashbacks. The layout includes a 1½ bowl sink unit with mixer tap, a stainless-steel range cooker with five-ring gas hob and extractor, and space for further appliances including an American-style fridge/freezer and dishwasher. A central dining area comfortably accommodates a family table, while the wooden flooring continues seamlessly into the adjoining family room, creating a sociable and open-plan flow through to the rear of the house.

Family Room – 5.21m (17'1") x 2.61m (8'7")
A superb addition to the ground floor, featuring two skylights and a rear window that flood the space with natural light. With radiator, wooden flooring, and double doors opening directly onto the garden, it provides the perfect spot for family relaxation or entertaining.

First Floor

Bedroom 1 – 3.87m (12'8") x 2.88m (9'5")
A generous double bedroom with rear aspect window, radiator and built-in cupboard.

Bedroom 2 – 3.42m (11'3") x 2.95m (9'8")
Another well-proportioned double room with front aspect window, radiator and built-in cupboard.

Bedroom 3 – 2.85m (9'4") max x 2.39m (7'10")
A versatile bedroom with front aspect window, ideal as a child’s bedroom, study or dressing room.

Bedroom 4 – 3.13m (10'3") max x 2.00m (6'7")
A well-sized fourth bedroom with side aspect window and radiator, offering flexibility as a guest room or home office.

Bathroom
Modern family bathroom fitted with a three-piece suite comprising panelled bath with shower attachment and mixer tap, vanity wash hand basin with mixer tap and low-level WC. Window to rear and radiator.

Outside

Rear Garden
The property enjoys a good-sized rear garden, mainly laid to lawn and enclosed by fencing to provide a safe and private setting. A paved patio directly behind the house creates a perfect spot for outdoor dining and entertaining, while a timber shed offers useful storage.

Off-Street Parking
The front of the property features a block-paved driveway providing off-road parking for two 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.

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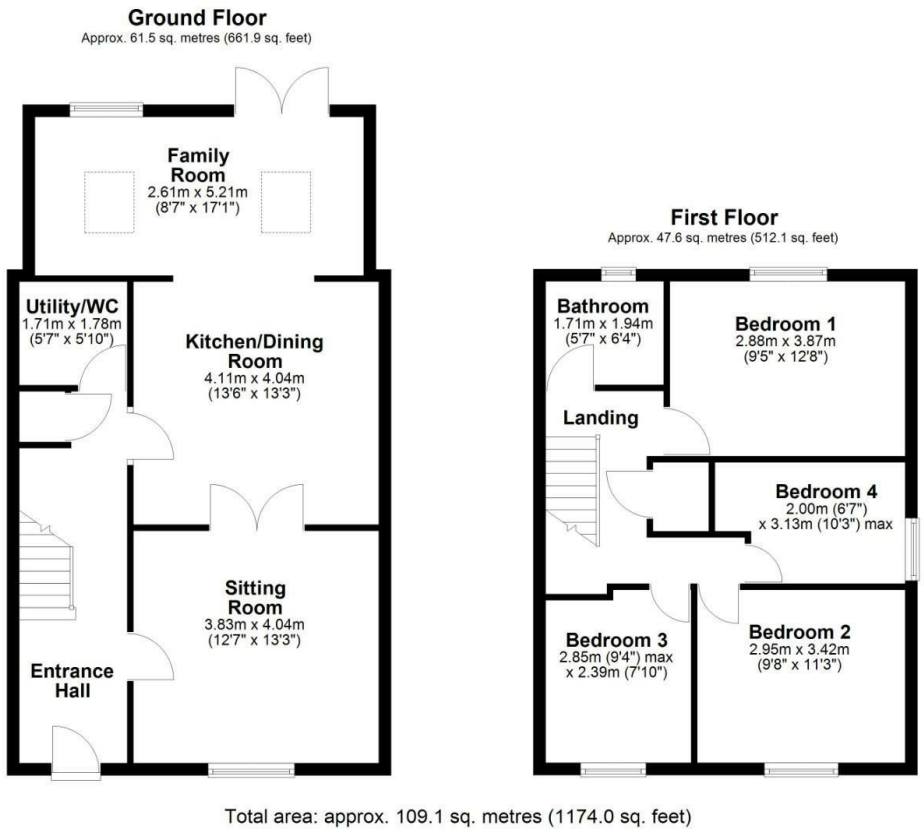
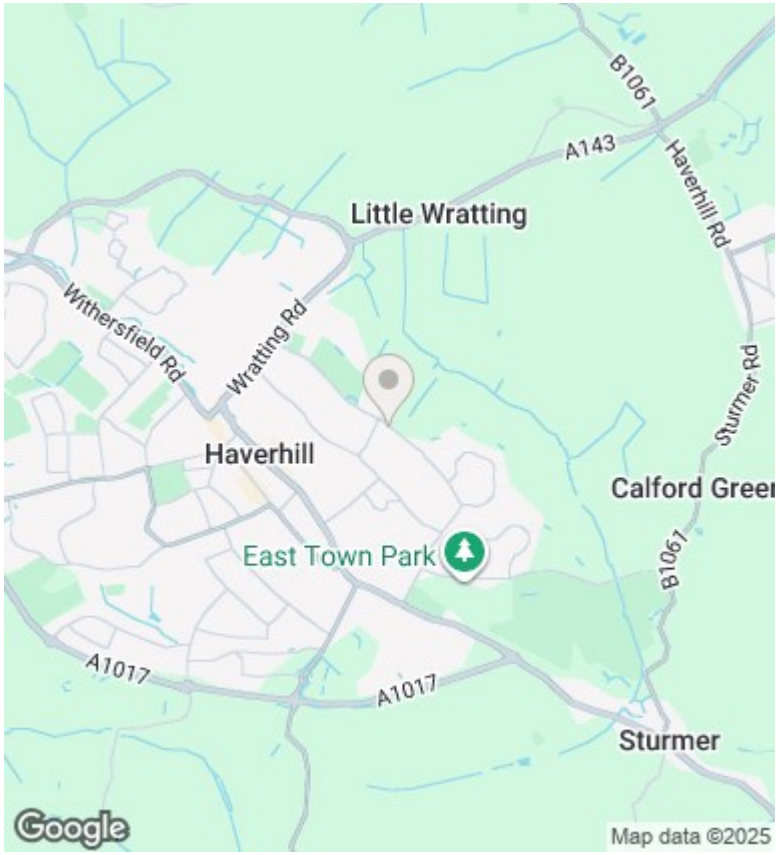


Total area: approx. 109.1 sq. metres (1174.0 sq. feet)



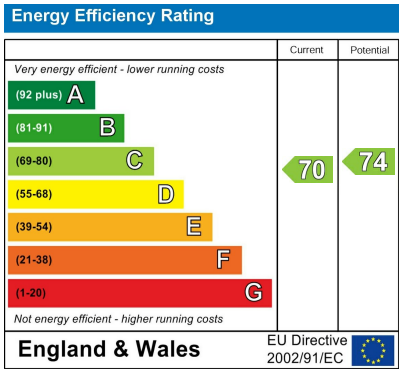
Directions

Viewings

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

Council Tax Band

C



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