JAMIE WARNER
– ESTATE AGENTS –

32 Duddery Hill, Haverhill, CB9 8DP

Guide Price £270,000

- Three Generous Bedrooms
- Dining Room
- Rear Garden In Excess of 90ft
- Fitted kitchen
- Downstairs WC
- Town Centre Location
- Double Aspect Sitting Room
- Modern Bathroom Suite
- Double Glazing & Gas Radiator Heating

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Welcome to this charming end-terrace house in the sought-after area of Duddery Hill, Haverhill. This delightful property features two inviting reception rooms, ideal for entertaining guests or relaxing with loved ones. Additionally, it offers a pleasant kitchen, and with three spacious bedrooms, it makes for an excellent family home.

A highlight of this delightful home is its contemporary bathroom suite, perfectly blending style and practicality. The property features a rear garden stretching over 90 feet, providing ample space for outdoor enjoyment. Ideally situated within walking distance of the town centre in the esteemed and desirable old town, this property offers generous space and an exceptional location.

3 1 1 E

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.

Entrance Hall

Radiator, stairs, entrance door, door to Storage cupboard.

WC

Window to side, fitted with two piece low-level, radiator.

Sitting Room

17'5" x 11'0"
Window to front, open fireplace, two radiators, patio door to:

Conservatory

Timber construction with double glazed polycarbonate roof, double door, door to:

Dining Room

10'11" x 11'11"
Window to side, window to rear, door to:

Kitchen

11'1" x 7'5"
Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap, fitted electric fan assisted oven, four ring gas hob with extractor hood over, window to side, radiator, double door, door to:

Landing

Window to front.

Bedroom 1

10'11" x 11'5"
Window to rear, radiator, door to:

Bedroom 2

9'1" x 12'0"
Window to rear, radiator, door to:

Bedroom 3

8'0" x 9'0"
Window to front, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with independent shower over, mixer tap and glass screen, vanity wash hand basin with mixer tap, tiled splashbacks and shaver point and low-level WC, heated towel rail, window to side, door to:

Outside

The property's front is set back from the road, accessible via steps that lead to a beautifully landscaped garden featuring a paved path, slate beds, and well-stocked borders. There's also side access available. The rear garden spans over 90 feet, landscaped and bordered by an array of mature trees, shrubs, and fruit trees. It includes well-maintained beds that lead to a garden shed and an archway at the far end. Additionally, a paved patio area offers a delightful sun trap for relaxation.

Outside WC

Window to rear, fitted with two piece suite comprising, corner wall mounted wash hand basin and low-level, radiator.

Viewings

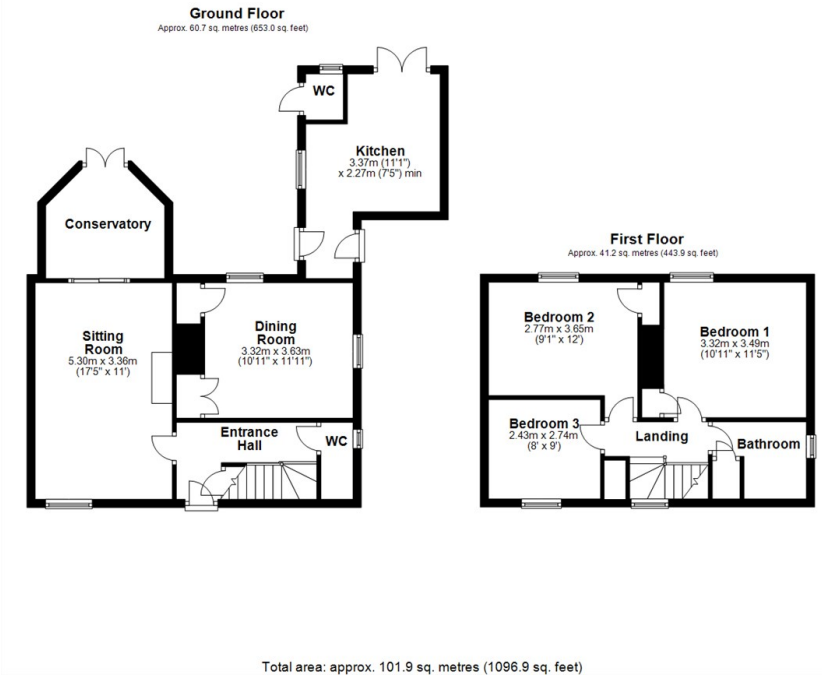
By appointment with the agents.

Special Notes

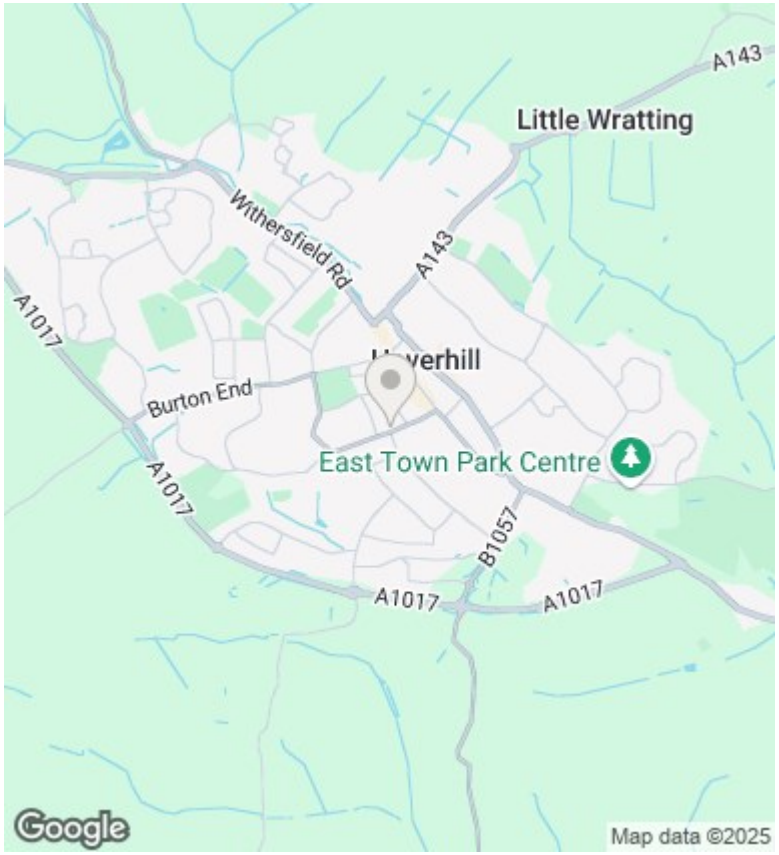
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 101.9 sq. metres (1096.9 sq. feet)



Viewings

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

Council Tax Band C

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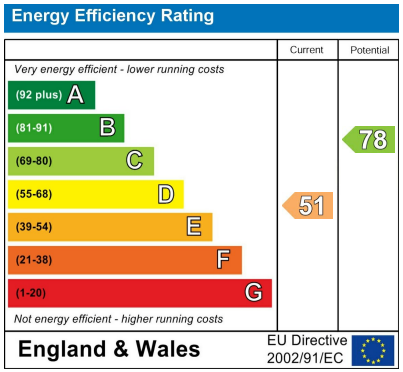

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