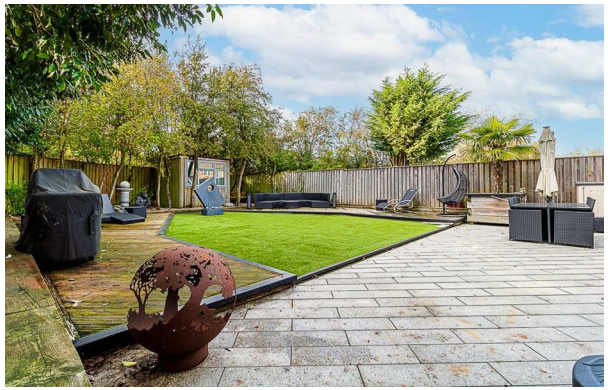
JAMIE WARNER

– ESTATE AGENTS –



11 Bramble Close, Haverhill, CB9 9EN

Guide Price £450,000

- Exquisite design, remarkable space
- Spacious sitting room, study
- Underfloor heating, oak doors
- Four bedroms
- Modern en suite, family bathroom
- Versatile living accommodation
- Breathtaking kitchen/family room & Utility room.
- Large landscaped garden
- Cambridge side of town.

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This absolutely stunning four-bedroom family home has been exquisitely designed with meticulous attention to detail, creating a truly remarkable living space. The property boasts a breathtaking kitchen/family room, perfect for all occasions, while the spacious sitting room, study, and utility room add to its charm. With its sleek, modern en suite, family bathroom, and downstairs wc, this home offers the utmost convenience and style. The large landscaped garden, along with the enticing in and out driveway, make this a truly unmissable opportunity.

4 2 3

Council Tax Band: C

Entrance Hall
As you step into the entrance hall, you will be greeted by a warm and inviting space adorned with lovely Karndean flooring. The underfloor heating adds a touch of comfort to this area. To your right there is a generous sitting room, accessible through an oak door. On the other side of the entrance hall, you will find another oak door, leading to the fourth bedroom.

Sitting Room
13'9" x 24'6"
The sitting room is tastefully decorated and generously sized, with two windows facing the front. It features a panelled feature wall, karndean flooring, underfloor heating, a built-in TV and entertainment unit, and an oak and glass staircase leading to the first floor.

Kitchen/Dining Room
19'3" x 6'7"
This room is truly stunning with a range of sleek white gloss units, both at base and eye level, featuring handleless design. The Corian worktops and breakfast bar perfectly match, along with an inset sink and mixer tap. It also includes integrated dishwasher and wine cooler, ample space for a fridge/freezer, and a fitted fan-assisted double oven at eye level. The built-in ceramic hob comes with an extractor hood, complemented by a built-in microwave. The karndean flooring adds a touch of elegance. The space is flooded with natural light through two bi-fold doors and two skylight windows. There are doors leading to the utility room and a study, making it a stunning and functional space for both families and entertaining.

Study
10'3" x 7'4"
Stylish study with a window to the side, karndean flooring, and the added comfort of underfloor heating. Perfect for a home office.

Utility Room
15'9" x 7'2"
Utility Room:
This utility room features fitted, matching high gloss handless base units with a Corian worktop space over. It also includes a stainless steel sink unit with a single drainer and mixer tap. The room is equipped with an integrated washing machine and tumble dryer. The karndean flooring adds a touch of elegance, while the underfloor heating ensures comfort throughout. The utility room conveniently provides access to the garden, as well as doors to the WC and bedroom 4.

WC
This room features a window to the side and is fitted with a two-piece suite, including a vanity wash hand basin with a mixer tap and a low-level WC. The flooring is karndean, and there is underfloor heating.

Bedroom 4
12'9" x 7'2"
Located at the front, this spacious room features a window that fills the space with natural light. Enhancing the overall ambiance, the room is adorned with karndean flooring and underfloor heating.

Landing
Karndean flooring, access to all first floor rooms

Bedroom 1
14'3" x 9'6"
This fabulous main bedroom boasts a window to the front, along with built-in triple wardrobes featuring sliding doors. A radiator and karndean flooring add to the allure of this space. Additionally, there is a convenient door leading to the en suite.

En-suite
This luxurious en suite features a stylish three-piece suite. It includes a double hydro massage shower and steam room enclosure with an electric shower, complete with built-in sound speakers and a glass screen. Other features include a low-level WC, a heated towel rail, and a window overlooking the front. The en suite also boasts karndean flooring and full-height tiling on all walls.

Bedroom 2
17'0" x 7'3"
Featuring a rear window that offers a lovely view of the garden, as well as a front window that allows ample natural light to flood the room. There is also a radiator.

Bedroom 3
9'6" x 9'6"
Boasting a rear window that offers a delightful view of the garden. It is enhanced by built-in double wardrobes featuring sliding doors and complemented by elegant karndean flooring and a radiator.

Bathroom
The family bathroom features a three-piece suite, including a panelled bath with an independent shower over, a mixer tap, and a glass screen. It also includes a vanity wash hand basin with a mixer tap, a low-level WC, and a heated towel rail. The bathroom boasts a window to the rear, karndean flooring, and an overall inviting atmosphere.

Outside
The rear garden is beautifully landscaped, creating a fantastic space for children and

entertaining guests. There's a paved patio directly outside the house, offering ample seating area. Adjacent to it is an artificial lawn, flanked on both sides by timber decking areas, providing additional lounging spots. The garden boasts a variety of trees of varying sizes that offer both privacy and a stunning backdrop. At the top of the garden, there's a garden shed, and gates on either side of the house lead to the front. Speaking of which, the front of the property features an inviting in & out driveway, enclosed by timber fencing. This driveway can accommodate parking for 4/5 vehicles.

Viewings

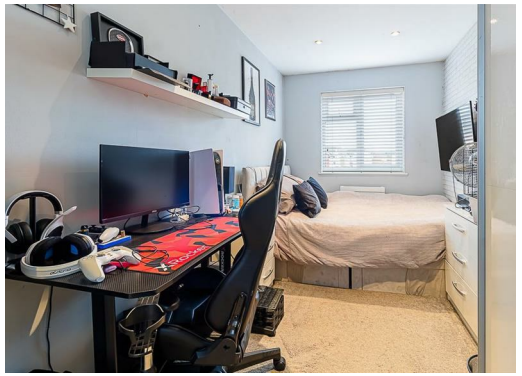
By appointment with the agents.

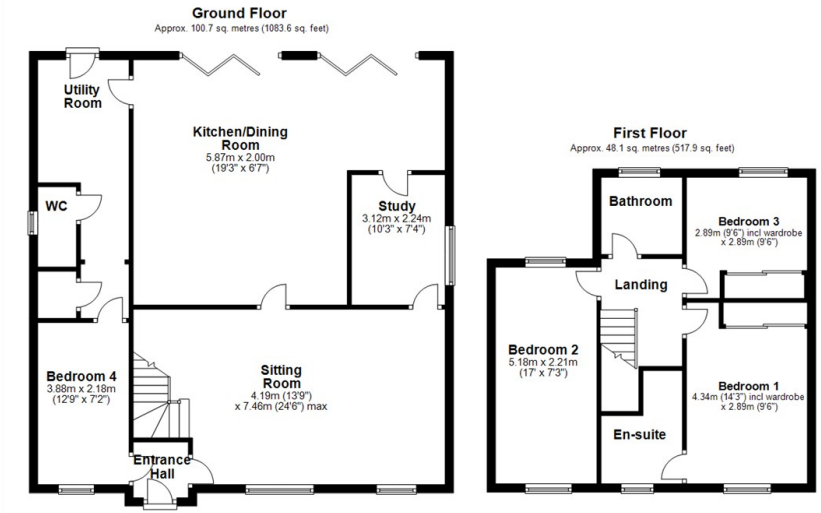
Special Notes

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.





Total area: approx. 148.8 sq. metres (1601.6 sq. feet)

Viewings

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

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