JAMIE WARNER

– ESTATE AGENTS –

39 Hales Barn Road, Haverhill, CB9 9SL

Guide Price £315,000

- Three Generous Bedrooms
- Lovely Kitchen/Dining Room
- Garage En Bloc
- En Suite To Main Bedroom
- Downstairs WC
- Low-Maintenance Rear Garden
- Spacious Sitting Room
- Family Bathroom
- No Onward Chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This well-appointed three-bedroom family home, situated on the Cambridge side of town, offers spacious living. The property features a lovely kitchen/dining room, perfect for entertaining, while the sitting room opens up to a low maintenance rear garden. With a family bathroom, en suite, and a downstairs WC for convenience, this house has it all. Additionally, there is a garage en bloc.

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Council Tax Band: C

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 the hall, you will find a radiator, stairs leading to the first floor, an entrance door, a convenient built-in cupboard, and easy access to all the downstairs rooms.

WC

A WC is fitted with a stylish two-piece suite, consisting of a vanity wash hand basin with a modern mixer tap and elegant tiled splashback, as well as a low-level WC. There's also a radiator.

Sitting Room

16'7" x 12'5"

Spacious sitting room with a front-facing window, offering ample natural light. It features two radiators and French doors that open up to the enticing rear garden.

Kitchen/Dining Room

16'7" x 10'5"

Kitchen/Dining Room:

This space features a well-coordinated set of base and eye-level units with rounded edges on the worktops. You'll find a 1+1/2 bowl stainless steel sink unit with a single drainer and a mixer tap, as well as ample space for a fridge/freezer, dishwasher, and washing machine. The kitchen also boasts a fitted electric fan-assisted oven and a built-in four-ring gas hob with an extractor hood above. Natural light floods in through the bay window on the side, while another window enhances the bright and airy feel in the room. Two radiators provide warmth, and the flooring consists of stylish Karndean.

Landing

Door to Storage cupboard., loft access, access to all first floor rooms

Bedroom 1

12'0" x 12'11"

This spacious double bedroom features two windows to the side, a radiator, and an en suite. It offers ample space and a comfortable ambiance.

En-suite

En Suite:

This bathroom features a three-piece suite, including a pedestal wash hand basin, a tiled double shower enclosure with a fitted shower over and a glass screen, and a low-level WC. The tiled splashbacks, shaver point, window to the front, and radiator complete the space.

Bedroom 2

10'0" x 12'1"

Bedroom 2 is another spacious double bedroom with a window overlooking the garden, a radiator, and a built-in double cupboard.

Bedroom 3

6'3" x 12'5"

This single bedroom is larger than average, with a window overlooking the garden and another window to the front. It also features a radiator.

Bathroom
The bathroom is equipped with a suite consisting of a panelled bath, a pedestal wash hand basin, a tiled shower enclosure with a fitted shower over and folding screen, and a low-level WC. It also includes a shaver point, a window to the front, a radiator, and karndean flooring.

Outside
The back garden is a delightful, easy-to-care-for space adorned with paving. Positioned at the top of the garden is a charming timber summer house, perfect for year-round enjoyment. The garden boasts two gates, one located on the side boundary and the other at the rear. A pathway leads to the parking area and garage.

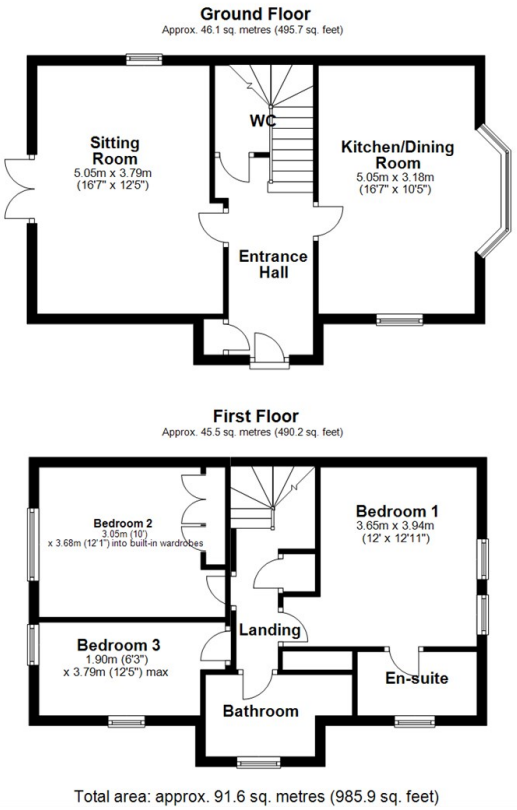
Garage En Bloc
A single garage lies at the rear of the property within the residents parking area.

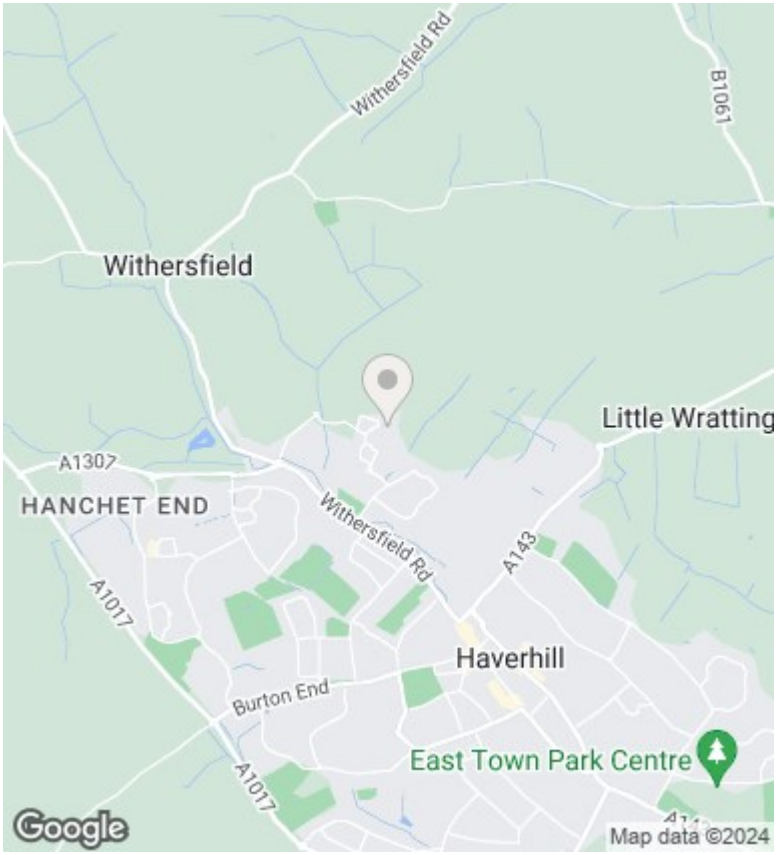
Viewings
By appointment with the agents.

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.





Viewings

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