JAMIE WARNER
ESTATE AGENTS

5 Haycocks Road, Haverhill, CB9 7YL

£230,000

- Chain-free, move-in ready home
- Kitchen with garden views
- Private garden with seating area
- Located in sought-after Hanchet Village
- Two well-sized, bright bedrooms
- Allocated parking and private garage
- Spacious sitting/dining room with garden access
- Stylish bathroom with quality fittings
- Excellent access to A11/M11 corridor

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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A larger style two-bedroom home, located within the sought-after Hanchet Village development on the Cambridge side of town, offering excellent access to the A11/M11 corridor. This chain-free property has been beautifully redecorated and re-carpeted throughout, making it move-in ready.

The ground floor features a welcoming entrance hall, a bright and versatile sitting/dining room with French doors opening onto the garden, and a well-equipped kitchen with garden views. Upstairs, the first floor comprises two well-sized bedrooms, including a spacious main bedroom, and a modern bathroom.

Outside, the property boasts a charming garden with a shingled seating area, lawn, and vibrant flower borders. Additional benefits include an allocated parking space and a private garage with storage. This home is perfect for those seeking comfort, convenience, and a modern lifestyle in a prime location.

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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
Welcoming and practical, featuring a radiator, stairs leading to the first floor, and access to:

Sitting/Dining Room
6.58m (21'7") x 3.56m (11'8")
A bright and versatile space with a window to the front, two radiators, and elegant French doors opening onto the garden. Perfect for entertaining or relaxing. Door leads to:

Kitchen
2.57m (8'5") x 2.16m (7'1")
Fitted with a range of base and eye-level units, complemented by round-edged worktops. Includes a stainless steel sink unit with single drainer and mixer tap, plumbing for a washing machine, and space for a fridge/freezer and cooker, with an extractor hood installed overhead. A window to the rear provides garden views, and there is a radiator and a wall-mounted gas boiler maintaining the heating and hot water systems.

Agents' Note: Owners of similar properties have reimagined this layout by removing the wall between the kitchen and dining area and adding an opening to the sitting room. These changes create a more open, contemporary kitchen and dining space, offering a stunning modern design.
First Floor

Landing
Features a built-in cupboard housing the hot water cylinder, loft access, and doors leading to all rooms on this floor.

Bedroom 1
3.67m (12') x 2.91m (9'6")
A generously sized main bedroom featuring a charming box window to the front, adding natural light and character. There is also a built-in cupboard for added convenience.

Bedroom 2
3.58m (11'9") x 2.50m (8'2")
A cosy and tranquil space with a window overlooking the rear garden and a radiator. Door to:

Bathroom
Well-appointed with a modern three-piece suite including a panelled bath with power shower over, a vanity wash hand basin with mixer tap, and a low-level WC. Tiled splashbacks provide a clean and stylish finish, with a window to the rear and a radiator completing the room.

Outside
The property boasts a delightful shingled seating area immediately outside, ideal for enjoying a morning coffee or evening relaxation. The main garden is beautifully laid to lawn, bordered by vibrant flower and shrub displays. A pathway leads alongside the lawn to a rear gate, offering convenient access to the allocated parking area and garage.

Garage and Allocated Parking
This property benefits from an allocated parking space located in the residents' parking area at the rear. Additionally, it offers the rare advantage of a private garage, complete with an up-and-over door and storage space within the eaves, providing excellent practicality.

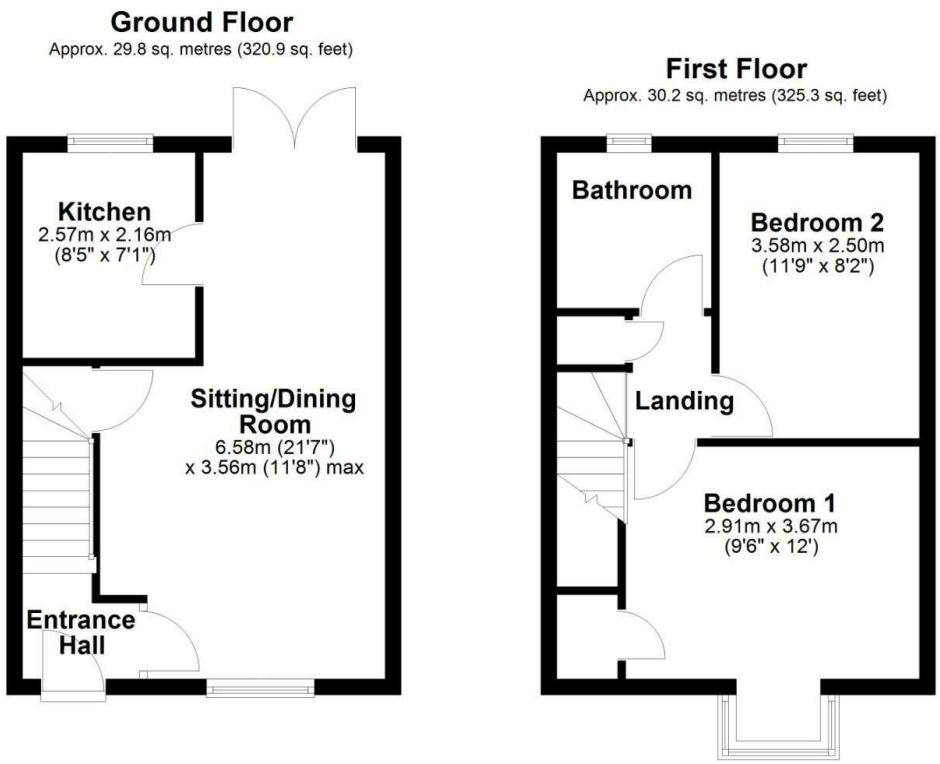
Viewings
By appointment with the agents.

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.

Garage & Parking
space



Total area: approx. 60.0 sq. metres (646.2 sq. feet)

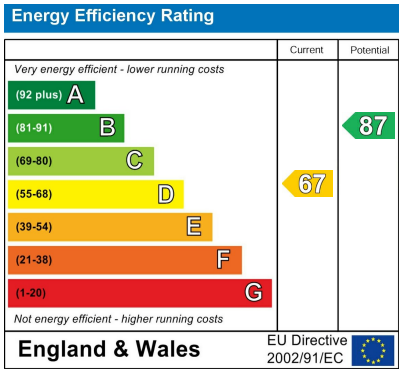
Directions

Viewings

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

Council Tax Band

B



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