JAMIE WARNER

– ESTATE AGENTS –

22 Stockley Close, Haverhill, CB9 0NB

£215,000

- Two-bedroom house
- Modern kitchen/breakfast room
- Allocated parking space
- Located in the charming cul-de-sac of Stockley Close
- Contemporary bathroom suite
- Potential for additional off-road parking
- Spacious sitting room perfect for relaxation
- Lovely rear garden to enjoy
- No onward chain, ready for a quick move

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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22 Stockley Close, Haverhill CB9 0NB

Fantastic opportunity to own a two-bedroom home in the delightful cul-de-sac of Stockley Close. Boasting a spacious sitting room and kitchen/breakfast area, this property features a modern bathroom suite and a lovely rear garden. With allocated parking and the potential for additional off-road spaces, this home comes with no onward chain.

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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.

Entrance Hall
Radiator, entrance door, sitting room door, wooden flooring

Sitting Room
15'0" x 13'5"
A spacious room featuring a front-facing window, a radiator, LVT flooring, and stairs leading to the first floor.

Kitchen/Breakfast Room
8'0" x 13'5"
Equipped with a coordinated set of base and eye-level cabinets featuring round-edged countertops, this kitchen includes a stainless steel sink unit with a single drainer and mixer tap. It also features a water softener, plumbing for a washing machine, and space for a fridge. The fitted electric fan-assisted oven and built-in four-ring ceramic hob come with an overhead extractor hood. A window at the rear provides natural light, and there's a radiator for warmth. The space is elegantly finished with LVT flooring and a wall-mounted gas boiler serves the heating system and domestic hot water. A door leads directly to the garden.

Landing

Bedroom 1
11'7" x 10'0"
Two windows to front, radiator, built-in cupboard

Bedroom 2
11'5" x 7'0"
Rear-facing window with a radiator.

Bathroom
Equipped with a three-piece suite, this bathroom features a paneled bath with an independent power shower, mixer tap, shower curtain, and glass screen. It includes a vanity wash hand basin with a mixer tap and a low-level WC. A window at the rear, a radiator, and tiled flooring complete the space.

Outside
A paved patio extends directly from the house, offering a delightful seating area. The primary garden is a well-maintained lawn, complemented by a timber shed at its far end, where a rear access gate is also located. Additionally, there is the convenience of an outdoor tap.

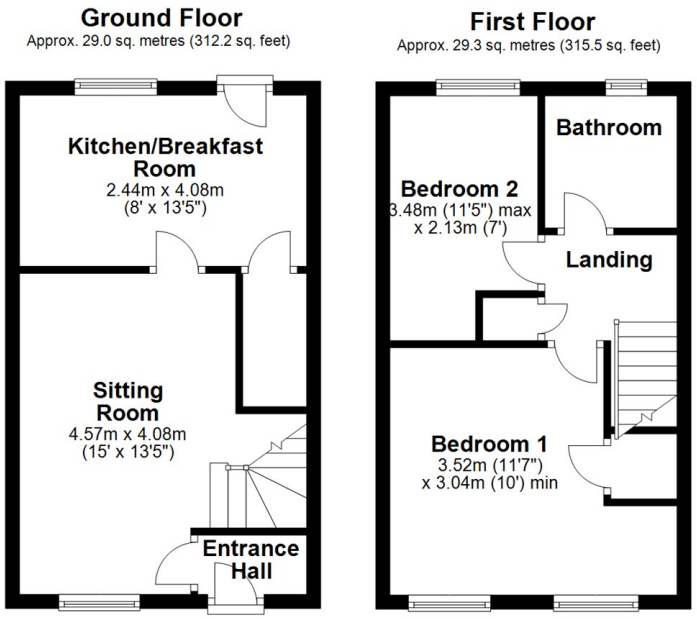
Allocated Parking
The property comes with an allocated parking space in the residents' parking area. The front garden is a lawn, although the neighboring property has transformed their area into off-road parking.

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.

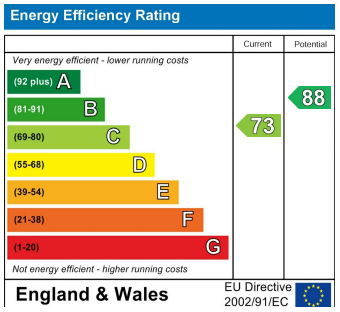


Total area: approx. 58.3 sq. metres (627.7 sq. feet)

Viewings

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

Council Tax Band B



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