JAMIE WARNER
– ESTATE AGENTS –

# 16 Rockall Close, Haverhill, CB9 0LU

## £325,000

- Four bedroom detached house
- Updated kitchen & bathroom
- Modern heating system
- Head of cul-de-sac position
- Modern downstairs WC
- Wraparound garden plot
- Popular Wilsey development
- Updated Upvc windows
- Driveway & single garage

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# 16 Rockall Close, Haverhill CB9 0LU

TUCKED AWAY & CHAIN FREE | UPDATED KITCHEN, BATHROOM & WINDOWS

Positioned at the head of a quiet cul-de-sac on the popular Wilsey development, this four bedroom detached house enjoys a tucked-away setting and one of the larger garden plots within the development.

While the property would now benefit from some general redecoration, it has already seen a number of key updates including a modern kitchen, bathroom and downstairs WC, along with updated windows and a modern heating system. The accommodation is complemented by a wraparound garden, driveway parking and a garage, and is offered to the market with no onward chain.

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Council Tax Band: D

## 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
A welcoming entrance hall with radiator and staircase rising to the first floor. Doors provide access to the principal ground floor rooms.

WC
Window to the front and fitted with a modern two-piece suite comprising a vanity wash hand basin with mixer tap and low-level WC. Finished with a heated towel rail, full-height wall tiling and tiled flooring.

KITCHEN 3.48m (11'5") x 2.81m (9'3")
Fitted with a matching range of base and eye-level units with round-edged worktops. Incorporating a 1½ bowl sink with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, along with an electric fan-assisted double oven and built-in five-ring hob. Window to the rear, tiled flooring and a wall-mounted combination boiler serving the heating system and domestic hot water. A door leads out to the garden.

SITTING / DINING ROOM 6.74m (22'2") x 3.78m (12'5") max
A generous dual-purpose reception space with a window to the front and patio doors opening out to the garden, making it ideal for both everyday living and entertaining. Two radiators.

FIRST FLOOR

LANDING
Providing access to all first floor rooms.

BEDROOM 1 4.23m (13'11") x 3.66m (12') plus 0.35m (1'2") x 0.35m (1'2")
A spacious principal bedroom with a window overlooking the rear of the property.

BEDROOM 2 3.66m (12') x 2.84m (9'4") plus 0.35m (1'2") x 0.35m (1'2")
A well-proportioned double bedroom with window to the front and radiator.

BEDROOM 3 2.88m (9'5") x 1.86m (6'1") plus 0.35m (1'2") x 0.35m (1'2")
A further bedroom with window to the rear and radiator.

BEDROOM 4 3.05m (10') x 1.94m (6'4") plus 0.35m (1'2") x 0.35m (1'2")
A versatile room with window to the front and radiator, ideal as a bedroom, nursery or home office.

BATHROOM
Fitted with a four-piece bathroom suite comprising a corner panelled bath with mixer tap, vanity wash hand basin with mixer tap, tiled shower enclosure with power shower over and folding glass screen, and low-level WC. Finished with full-height wall tiling, heated towel rail and a window to the rear.

OUTSIDE
The property enjoys one of the largest gardens on the development, wrapping around the rear and side of the house and offering an excellent sense of space and privacy.

The main garden is predominantly laid to lawn, ideal for families and entertaining, and is enclosed by timber fencing and established boundary planting. Directly to the rear of the house is a paved patio area, positioned to enjoy the garden outlook and providing a natural spot for outdoor seating and dining.

The garden continues around the side of the property where there is additional lawned space, a timber greenhouse and well-stocked borders, giving the garden a practical yet established feel. A personal door provides direct access into the garage, adding everyday convenience.

To the front of the property is a lawned garden with a pathway leading to the entrance door and a gated access into the rear garden. Parking is provided by a driveway leading to a single garage with double doors, with power and light connected.

Overall, a standout feature of the home — generous, versatile and far larger than typically found on the development.

## Viewings

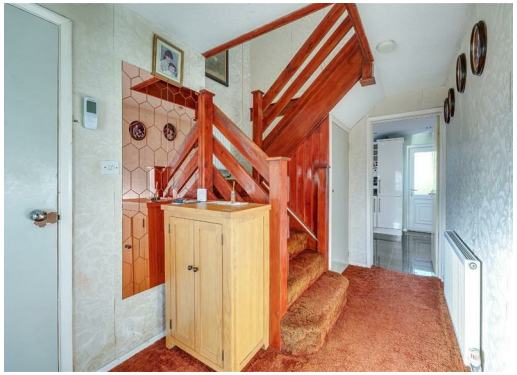
By appointment with the agents.

## Special Notes

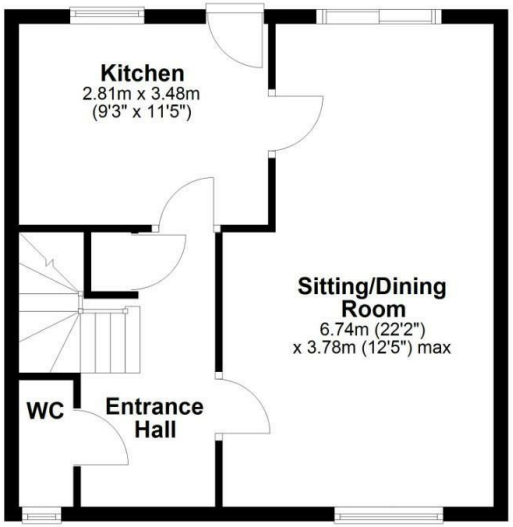
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

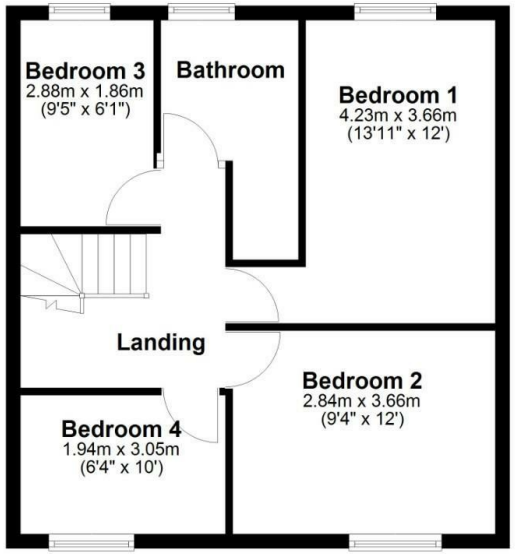
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



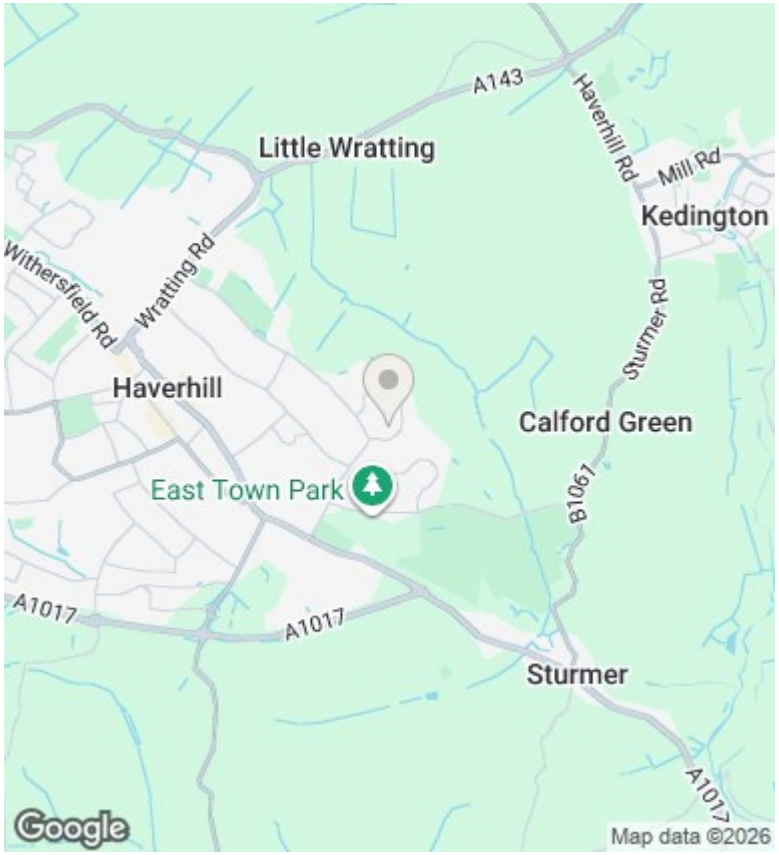
## Ground Floor
Approx. 44.7 sq. metres (480.9 sq. feet)




## First Floor
Approx. 47.9 sq. metres (515.5 sq. feet)




Total area: approx. 92.6 sq. metres (996.5 sq. feet)




## Viewings

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

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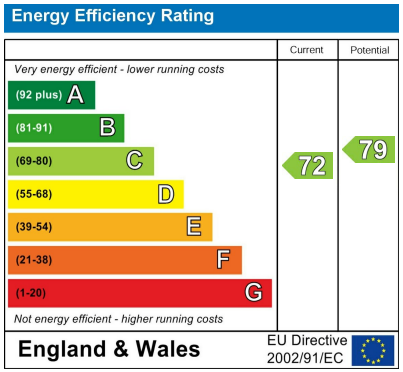


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