JAMIE WARNER
ESTATE AGENTS

104 Withersfield Road, Haverhill, CB9 9HE

Guide Price £260,000

- Three Independent First Floor Bedrooms
- Open Plan Sitting & Dining Room
- Generous Rear Garden
- Independant first floor Bathroom
- Attractive Fitted Kitchen
- Double Storey Extension
- Utility & Downstairs WC
- Cellar
- Gas Radiator Heating

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Welcome to this charming Victorian terraced house located on Withersfield Road in the delightful town of Haverhill. This property boasts a generous 1,177 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by two inviting reception rooms, ideal for relaxing with family or hosting guests. The beautifully decorated interiors exude warmth and character, making you feel right at home.

With three generous bedrooms, there is ample space for everyone to have their own sanctuary. The double storey extension adds a modern touch to this classic Victorian home, providing additional living space for your convenience.

The property features a cellar, offering extra storage space or the potential for a unique project to transform it into a wine cellar or a cosy den. The single bathroom ensures practicality for everyday living.

Situated in a sought-after location, this Victorian gem combines period features with contemporary living, creating a harmonious blend of old and new.

3 1 2

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.

Hall

An inviting entrance boasting elegant shaker-style wall panelling, with stairs ascending to the first floor and a door opening into the spacious sitting/dining room.

Dining Area

12'8" x 10'0"
A spacious room with a rear window, radiator, wooden flooring, fitted cabinet with drawers and storage, seamlessly flows into the sitting room in an open plan layout.

Sitting Room

11'10" x 10'0"
Situated at the front is a bay window complete with a cozy window seat. The room features a decorative fireplace flanked by fitted units on either side of the chimney breast, complemented by a radiator and wooden flooring.

Kitchen

10'8" x 7'9"
Equipped with a coordinated selection of lower and upper cabinets featuring rounded work surfaces, a 1+1/2 bowl ceramic sink with a stainless steel swan-neck mixer tap, provisions for a washing machine, a fitted upper-level electric oven with fan assistance, and a built-in four-ring gas hob with a retractable extractor hood above. The room includes a side window and an entrance to the utility area.

Utility Area

10'11" x 6'7"
Space for fridge/freezer, radiator, wooden flooring, fitted coat and shoe storage unit, French doors opening to garden, and a door leading to a WC.

WC

Featuring a two-piece suite including a corner wall-mounted washbasin with a mixer tap and a low-level WC, complemented by tiled flooring.

Cellar

12'11" x 13'3"
The cellar features vinyl flooring, painted walls, and ceilings, all equipped with power and lighting.

Ladning

Access to all first floor rooms, radiator, built-in cupboard

Bedroom 1

12'0" x 13'3"
A sophisticated primary bedroom featuring shaker-style wall panelling, custom-fitted double wardrobes, a drawer unit, and bedside cabinets. Two front-facing windows flood the room with natural light, radiator.

Bedroom 2

11'5" x 8'1"
Window to the rear, custom fitted wardrobes complete with hanging rails, shelving, and a radiator.

Bedroom 3

12'8" x 7'8"
A window overlooking the garden at the rear, with built-in double wardrobes and a radiator.

Bathroom
Equipped with a four-piece suite including a panelled bath with mixer tap, wall-mounted wash hand basin with mixer tap, tiled shower enclosure with fitted shower over and glass screen, and low-level WC. Full-height tiling to all walls, a heated towel rail, and tiled flooring complete the setup.

Outside
The back garden features a paved patio right by the house, offering a cozy outdoor seating spot. Steps descend to the main lawn area, bordered by timber fencing. Towards the end of the garden, there's an additional patio covered by a charming timber pergola.

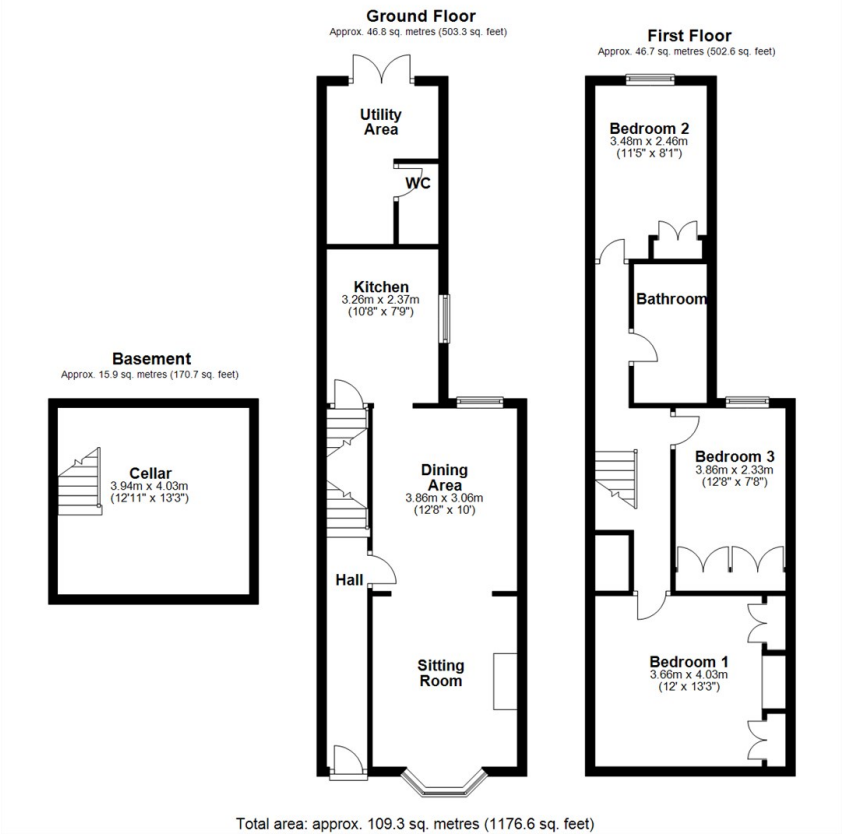
Viewings
By appointment with the agents.

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

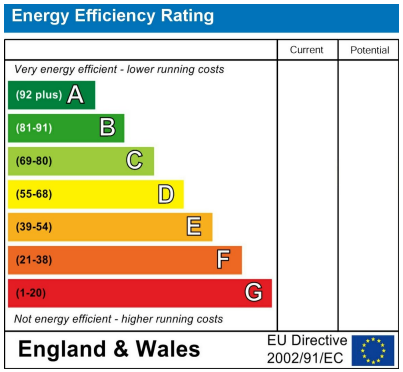
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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

Chalkboard
Chalkboard



Total area: approx. 109.3 sq. metres (1176.6 sq. feet)



Viewings

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