JAMIE WARNER

– ESTATE AGENTS –

30 Monarch Close, Haverhill, CB9 9QW

£310,000

- Three Elegant Bedrooms
- Garden-View Sitting Room
- Landscaped Rear Garden
- En Suite Main Bedroom
- Modernized Bathrooms
- Cambridge-Side Haverhill
- Fashionable Kitchen/Dining Area
- Garage with Office Space
- Beautifully Modernized Décor

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Discover this beautifully modernised semi-detached home, perfectly situated on the Cambridge side of Haverhill. Featuring three pleasant bedrooms, including an en suite to the main bedroom, this property offers style and comfort. The stylish kitchen/dining room and spacious sitting area overlooking the landscaped rear garden provide ideal spaces for entertaining and relaxation. Benefit from a re-fitted WC, en suite, and family bathroom, as well as a garage partially converted into a home office. With double glazing and gas central heating, this home is ready for you to move in and enjoy.

3 2 1 C

Council Tax Band: C

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

The inviting entrance boasts a storage cupboard, a radiator, stylish Karndean flooring, a staircase ascending to the first floor.

WC

A renovated suite, featuring a two-piece ensemble including a vanity wash hand basin with a mixer tap, tiled splashbacks, and a low-level WC. It is equipped with a radiator, Karndean flooring, and a window on the side that allows natural light to illuminate the space.

Kitchen/Dining Room

17'0" x 8'7"

The kitchen boasts a stylish upgrade with sleek, modern grey high gloss base and eye-level units. These are paired with an elegant worktop, a 1+1/2 bowl sink featuring a single drainer and mixer tap, an integrated fridge/freezer and dishwasher, plumbing for a washing machine, space for a wine fridge, a fitted electric fan-assisted oven, a built-in four-ring induction hob with an extractor hood above, a front-facing window, a radiator, and karndean flooring.

Sitting Room

11'7" x 14'11"

This generous room features a rear window and patio doors, offering delightful garden views. Complete with two radiators and stylish Karndean flooring.

Landing

Window on the side offers natural light, built-in cupboard, loft access, and doors leading to all first-floor rooms.

Bedroom 1

13'8" x 8'7"

The primary bedroom features a rear-facing window with views of the garden, equipped with a radiator and boasting its own en suite shower room.

En-suite

A stylish replacement suite featuring a three-piece ensemble, including a pedestal wash basin with a mixer tap, a tiled shower enclosure with a fitted shower and folding glass screen, and a low-level WC. Complete with tiled splashbacks, a heated towel rail, and tiled flooring.

Bedroom 2

11'5" x 8'0"

Another spacious double bedroom with a front-facing window that floods the room with natural light. Includes a radiator for added comfort.

Bedroom 3

10'3" x 6'0"

Bedroom 3 features a window to the rear, offering a view of the garden. It includes a radiator and charming wooden flooring.

Bathroom

A replacement suite featuring a three-piece setup, including a panelled bath with a shower attachment and mixer tap, a vanity wash hand basin with a mixer tap, and a low-level WC. It is adorned with tiled splashbacks, a heated towel rail, and a window to the front.

Outside

The rear garden features a spacious timber decking area directly connected to the house, creating an ideal spot for relaxation and entertaining. A timber pergola/canopy partially covers the space, offering a shaded seating area. A gate provides access to a personal door leading to the partially converted garage and another gate leading back to the front of the property. The rest of the garden is mainly laid to lawn and bordered by raised beds showcasing a variety of flowers and shrubs.

Garage & Drive

A single garage is situated to the side of the property, accompanied by a tarmac driveway for off-street parking. The garage has been partly converted at the rear, now serving as a home office for the current owners. It features wooden flooring, ceiling spotlights, built-in storage units and shelving, as well as connected power and lighting.

Viewings

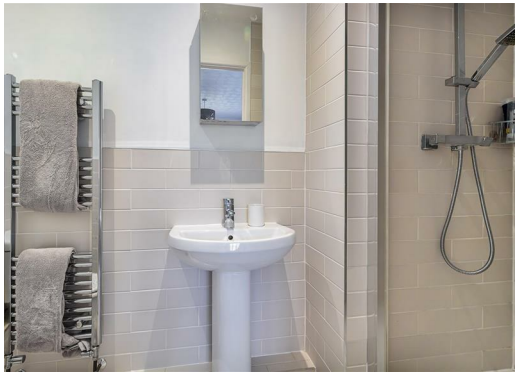
By appointment with the agents.

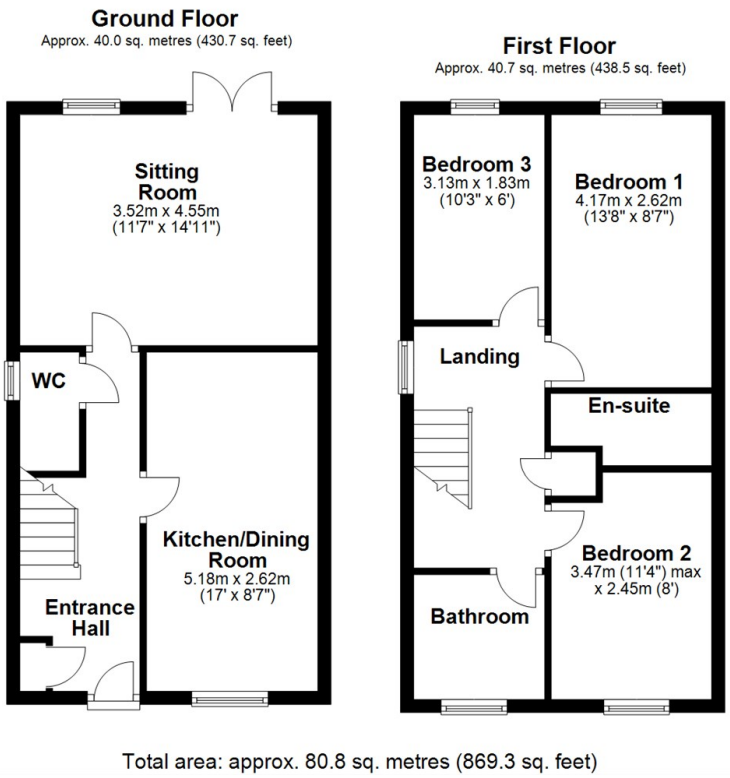
Special Notes

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. 80.8 sq. metres (869.3 sq. feet)

Viewings

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

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