JAMIE WARNER
ESTATE AGENTS

Honeysuckle Cottage The Street, Sturmer, Haverhill, CB9 7XF

£275,000

- Beautifully presented modern home
- Bright and comfortable sitting room
- Enclosed rear garden with lawn
- Recently replaced double glazed windows
- Two well-proportioned bedrooms
- Shingled driveway and cart lodge
- Stylish kitchen/dining room
- Newly installed modern bathroom suite
- Lovely, enclosed garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

Honeysuckle Cottage The Street, Haverhill CB9 7XF

A BEAUTIFULLY PRESENTED AND STYLISH MODERN HOME

This charming home has been thoughtfully updated and is presented to an excellent standard throughout, combining contemporary finishes with a warm, welcoming feel. Internally, the accommodation is bright and well balanced, with a modern kitchen/dining room featuring oak worktops, quality cabinetry and doors opening directly onto the garden, ideal for everyday living and entertaining. The sitting room is equally impressive, offering a calm and comfortable space with tasteful décor and plenty of natural light. Upstairs, the bedrooms are well proportioned and complemented by a smart, modern bathroom finished with clean lines and contemporary fittings. Overall, the property offers a turn-key opportunity for buyers looking for a stylish home with nothing to do but move in.

2 1 1

Council Tax Band: C

GROUND FLOOR

ENTRANCE HALL
A welcoming entrance hall with stairs rising to the first floor and doors providing access to both the sitting room and the kitchen/dining room.

KITCHEN / DINING ROOM
4.67m (15'4") x 2.95m (9'8")
A stylish and well-appointed kitchen/dining room finished with contemporary units, oak worktop surfaces and a matching breakfast bar, creating a smart and practical space for modern living. Integrated appliances include a fridge and freezer, electric oven and four-ring gas hob with extractor hood, alongside a 1½ bowl stainless steel sink and plumbing for a washing machine. Oak flooring, windows to the front and side elevations and a wall-mounted gas combination boiler complete the room, with double doors opening directly onto the garden.

SITTING ROOM
4.67m (15'4") x 3.44m (11'3")
A bright and comfortable living room with windows to the front and side elevations, offering excellent natural light and a clean, contemporary feel.

FIRST FLOOR

LANDING
Providing access to all first-floor accommodation.

BEDROOM ONE
4.67m (15'4") x 3.44m (11'3")
A generous and well-proportioned double bedroom featuring a front-facing dormer window and additional side window, creating a light and airy principal bedroom.

BEDROOM TWO
2.95m (9'8") x 2.61m (8'7")
A smart second bedroom, ideal as a guest room, home office or nursery, with window to the front elevation.

BATHROOM
Finished with a modern bathroom suite comprising a panelled bath with power shower and glass screen, vanity wash hand basin and low-level WC. A window to the side elevation provides natural light and ventilation.

OUTSIDE

The property benefits from a shingled driveway providing off-road parking, with a nearby cart lodge, the subject property being the one located closest to the house. Within the carport, the current vendor has installed a useful timber store, offering additional storage.

From the shingled driveway, a gated entrance leads directly into the rear garden. This attractive and well-maintained outdoor space enjoys a good degree of privacy and provides a pleasant outlook back towards the property. The garden is laid predominantly to lawn and is complemented by paved seating areas and decorative stone borders, creating a practical yet inviting space for outdoor dining, relaxing and entertaining. Secure fencing encloses the garden, making it suitable for both children and pets.

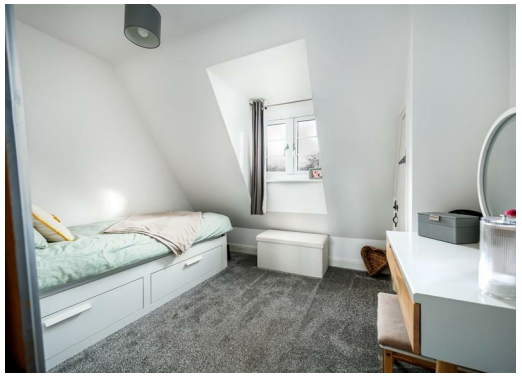
A pathway then leads from the rear garden around to the entrance door, providing a clear and convenient approach to the property. Continuing beyond the entrance, the pathway leads to a further gate which opens into the front garden, offering an additional outdoor area and completing the well-considered external layout.

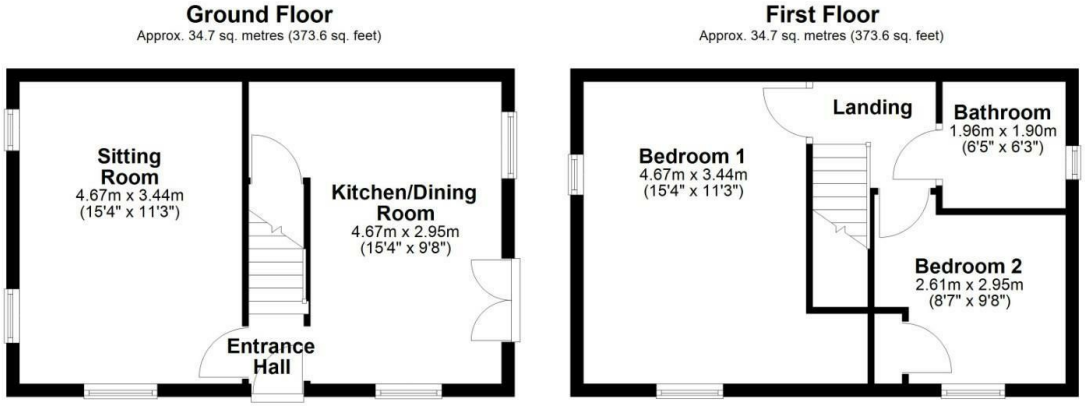
Viewings
By appointment with the agents.

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

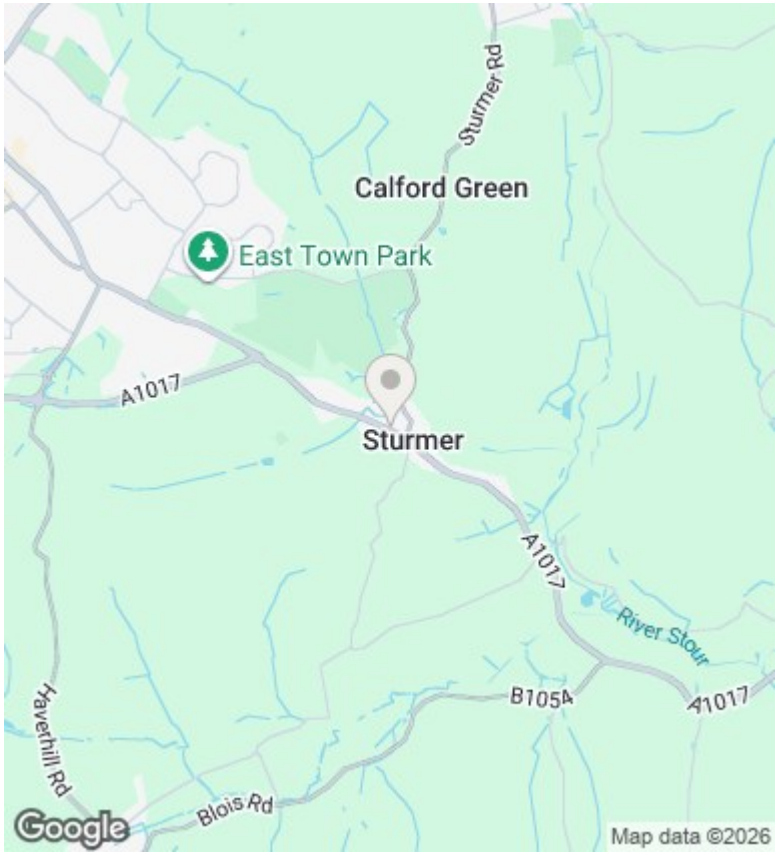
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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





Total area: approx. 69.4 sq. metres (747.3 sq. feet)

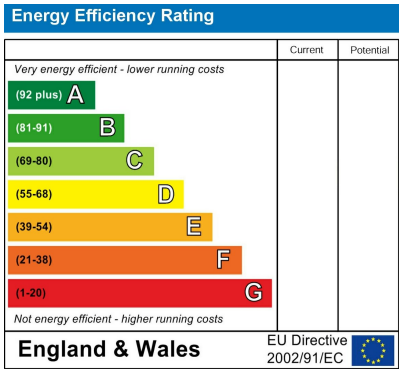


Directions

Viewings

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

Council Tax Band



2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk