JAMIE WARNER
— ESTATE AGENTS —

2 Chivers Road, Haverhill, CB9 9DS

Guide Price £375,000

- Four Bedrooms
- Single Garage & Drive
- Lovely Kitchen/Dining Room
- Two Reception Rooms
- Open Views To The Front
- En Suite To Master Bedroom

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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An imposing and beautifully presented four bedroom detached family house located on the popular Strawberry Fields development on the Cambridge side of town. The property enjoys a lovely kitchen/dining room, two reception rooms, en suite to the master bedroom and pleasant garden.

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Council Tax Band: C

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Ground Floor

Entrance Hall
Radiator, wooden flooring, storage cupboard.

WC
Window to front, fitted with a two-piece comprising a vanity wash hand basin and low-level WC, tiled splashbacks, radiator.

Study
7'9"
Window to front, radiator.

Sitting Room
12'1"
Two radiators, wooden flooring, french doors to rear garden, storage cupboard.

max Kitchen/Dining Room
9'0"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted double oven, built-in four ring hob with extractor hood over, window to rear, window to front, radiator, wall mounted gas boiler serving heating system and domestic hot water, stairs, door to:

First Floor

Landing
Window to rear, door to Storage cupboard, door to:

Bedroom 1
9'5"
Window to front, cupboard with fitted triple wardrobe(s) with sliding doors, hanging rails and shelving, sliding door, door to:

En-suite
Fitted with a three-piece suite comprising pedestal wash hand basin, tiled shower enclosure with folding glass screen and low-level WC, window to side, radiator.

Bedroom 2
8'7"
Window to front, radiator.

Bedroom 3
8'1"
Window to side, radiator.

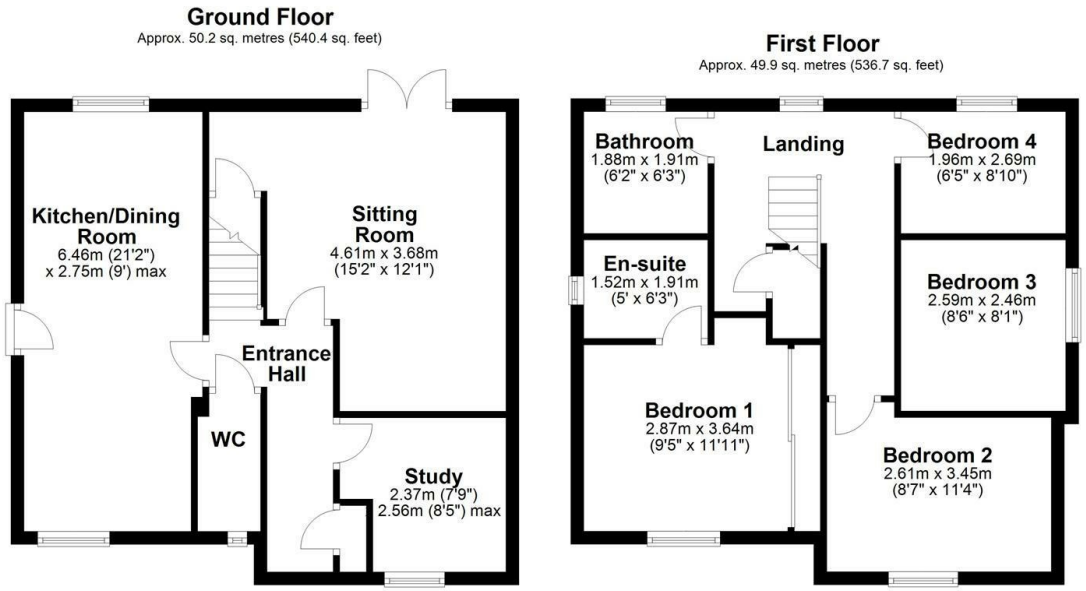
Bedroom 4
6'5"
Window to rear, radiator.

Bathroom
Fitted with a three-piece suite comprising panelled bath with hand shower attachment off and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, window to rear, radiator.

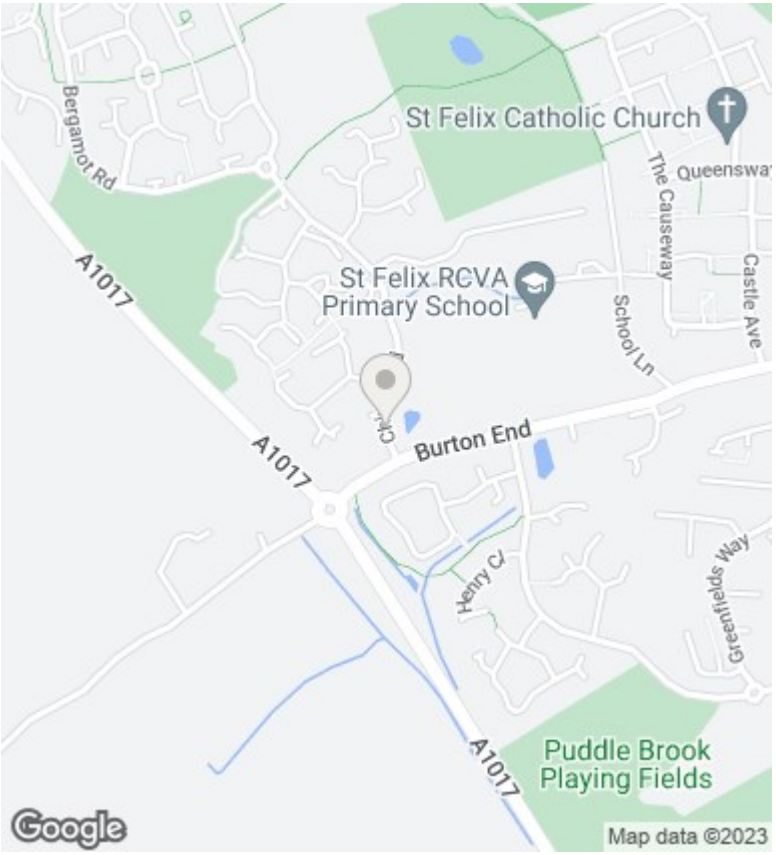
Outside
The rear garden has a paved patio area immediately from the house providing a pleasant area for seating. Steps lead up to a generous lawn with shrub display borders. There is also a timber garden shed and a pathway leads from the patio to a personal door for the single garage. A pathway also leads along the side of the house to a gated access to the front.

Garage & Drive
A single lies to the side of the property with up and over door, power and light connected, roof storage space. A tarmac drive provides off-road parking for two vehicles

Viewings
By appointment with the agents.



Total area: approx. 100.1 sq. metres (1077.1 sq. feet)



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