JAMIE WARNER
– ESTATE AGENTS –

21 Canon Close, Haverhill, CB9 0DP

Offers In Excess Of £325,000

- Delightful three-bedroom family house
- Spacious sitting/dining room
- Attractive fitted kitchen
- Excellent on cul-de-sac location
- Charming cast-iron wood burner
- Modern bathroom suite
- Generous plot with lovely views
- Inviting conservatory
- Converted garage/home office

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This delightful three-bedroom family house offers a rare opportunity in an excellent location. Nestled at the head of a charming cul-de-sac on the highly sought-after Hales Barn, this property sits on a generous plot with a stunning backdrop of an open green and wooded area. The interior boasts appealing features, including a spacious sitting/dining room with a charming cast-iron wood burner, an inviting conservatory, an attractive fitted kitchen, a modern bathroom suite, and a convenient downstairs WC. Additionally, there is a partially converted garage that can be used as a home office, as well as a separate workshop.

3 1 2

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

To the side, there's a window and a radiator. The karndean flooring adds a touch of style. The stairs lead up to the first floor, and there's a convenient storage cupboard nearby. You'll find access to the inviting sitting/dining room, kitchen, and a WC.

WC

The ground floor WC features a front-facing window and is equipped with a two-piece suite including a wall-mounted wash hand basin and a low-level WC. All walls are adorned with full-height ceramic tiling, complemented by karndean flooring. Additionally, a heated towel rail adds a touch of comfort.

Sitting/Dining Room

25'3" x 11'4"

The sitting/dining room boasts a bay window at the front, creating a bright and airy atmosphere. Its centerpiece is a captivating fireplace nestled in a timber surround, accompanied by a cast-wood burner with a glass door and a timber mantle. The room is adorned with karndean flooring, exuding elegance. A patio door connects to the conservatory, seamlessly merging indoor and outdoor spaces. To ensure comfort, two radiators provide warmth throughout the area.

Conservatory

7'3" x 10'2"

Conservatory:

The conservatory features UPVC double glazed construction with vent windows, a double glazed polycarbonate roof, and is equipped with power and lights connected. There is also a convenient door that opens up to the beautiful rear garden.

Kitchen

10'0" x 8'2"

The kitchen is equipped with a range of base and eye level units, complemented by oak worktops. It features a 1+1/2 bowl stainless steel sink unit with a single drainer and a mixer tap. The kitchen also includes an integrated dishwasher and ample space for a fridge/freezer. The fitted electric fan-assisted oven and built-in four-ring ceramic hob with a pull-out extractor hood add to its functionality. A window at the rear offers delightful garden views, while the karndean flooring adds a touch of elegance. Additionally, there is a door providing convenient access to the drive.

Landing

Window to side, double door to Storage cupboard, loft access, access to all first floor rooms.

Bedroom 1

12'1" x 10'3"

A generously spacious bedroom with a window at the front bathes the room in ample natural light, offering picturesque views of the town. It features a radiator and a built-in double storage cupboard.

Bedroom 2

10'8" x 12'0"

Another fantastic double bedroom featuring a window to the rear, providing a lovely view of the garden. It is equipped with a radiator and a built-in double storage cupboard.

Bedroom 3

6'7" x 7'5"

A comfortably spacious single bedroom with a window at the front, offering scenic views of the town. Equipped with a radiator for comfort.

Bathroom

Bathroom:

This thoughtfully designed room features a modern ambiance and is equipped with a four-piece suite. The suite includes a panelled bath with a mixer tap, a pedestal wash hand basin with a mixer tap, a tiled shower cubicle with a fitted electric shower enclosed by a glass screen, and a low-level WC. The bathroom also boasts a heated towel rail and two windows to the rear, allowing ample natural light to filter in.

Outside

The rear garden features a paved area connected to the house, with a pathway leading to an external office. Continuing on, a small set of steps leads to a stylish timber decking area, perfect for entertaining and unwinding. From here, you can enjoy the view of a spacious lawn bordered by charming railway-style sleepers and vibrant flower beds. At the head of the garden, a timber decked seating area offers additional relaxation space. Adjacent to the house, there is a large timber workshop. The garden is enclosed by appealing timber fencing, and a gated access leads to the driveway.

Garage & Drive

At the end of a spacious concrete driveway, you'll find a single garage offering parking space for three vehicles. Additional parking is also available in the block paved area in front of the house, accommodating a couple more vehicles. Equipped with power connection, the garage features an up and over door. Furthermore, a section of the garage has been converted into a charming home office room, which can be reverted back to a single garage if desired.

Viewings

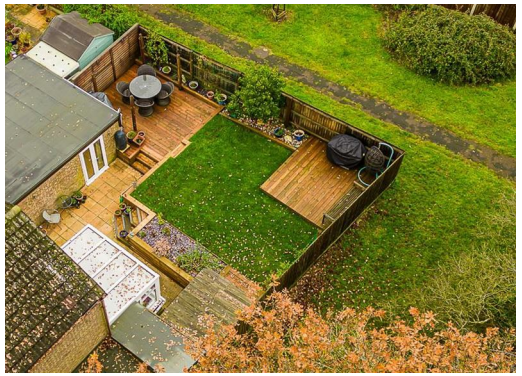
By appointment with the agents.

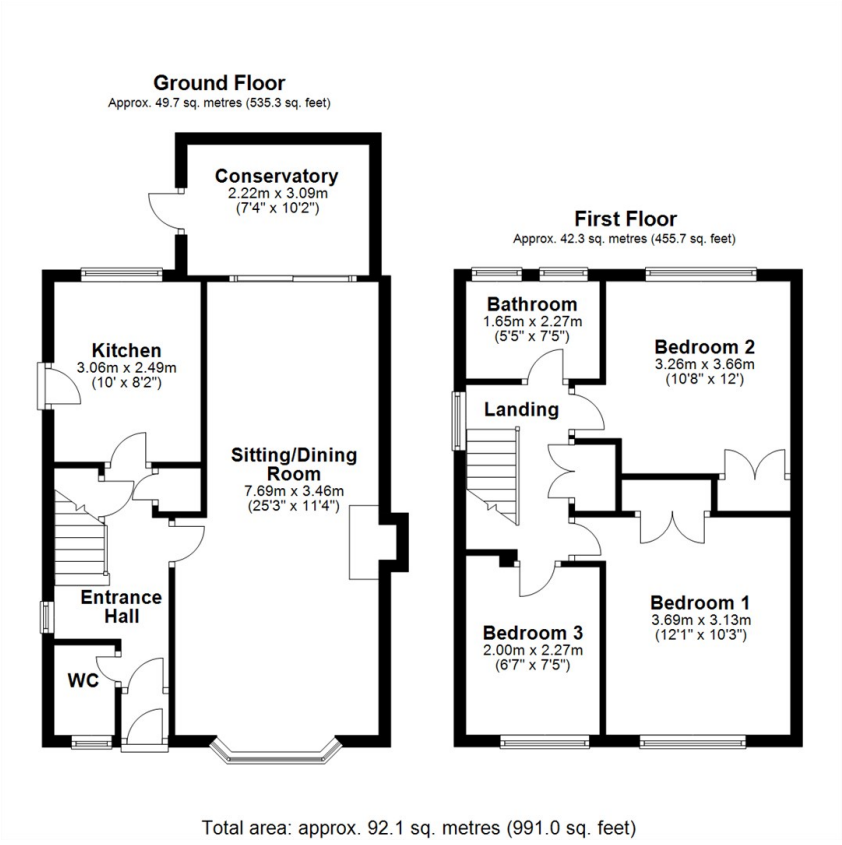
Special Notes

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

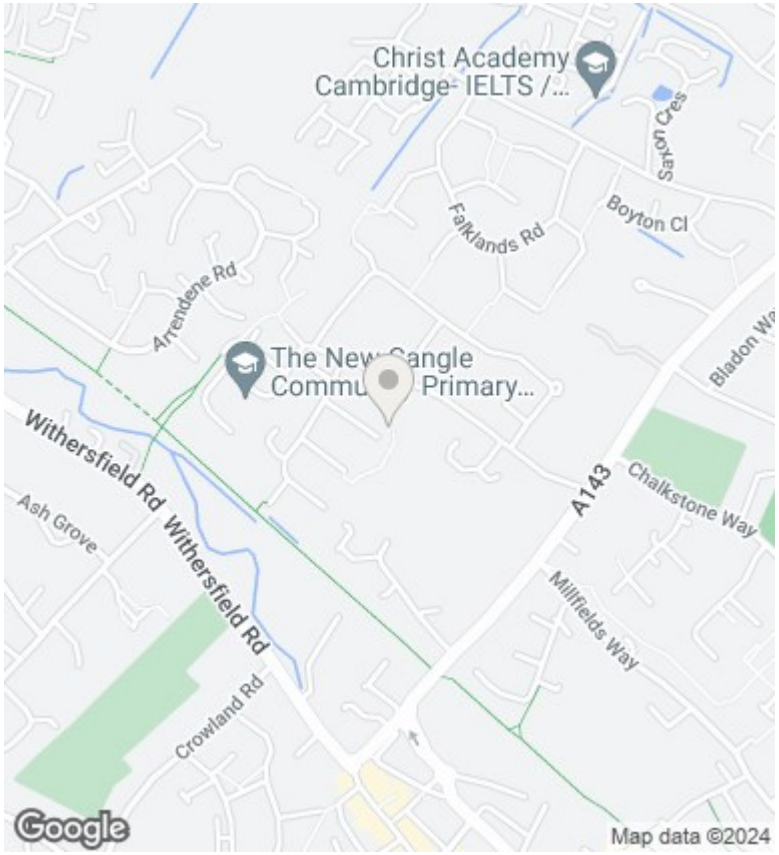
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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





Total area: approx. 92.1 sq. metres (991.0 sq. feet)



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