



JAMIE WARNER  
— ESTATE AGENTS —



## 9 Fastnet Close, Haverhill, CB9 0LL

£338,000

- Four-bedroom detached family home
- Spacious sitting / dining room
- Family bathroom
- Quiet cul-de-sac location
- Generously sized rear garden
- Single garage and parking
- Sought-after Wilsey development
- Well-appointed kitchen and WC
- Double glazing, gas radiator heating

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

[jamie@jamie-warner.co.uk](mailto:jamie@jamie-warner.co.uk)  
[www.jamie-warner.co.uk](http://www.jamie-warner.co.uk)

## 9 Fastnet Close, Haverhill CB9 0LL

An impressive four-bedroom detached family home, perfectly positioned on the edge of the sought-after Wilsey development in a quiet cul-de-sac. This property boasts a generously sized rear garden, ideal for outdoor living and entertaining. Inside, you'll find a spacious sitting and dining room, a well-appointed kitchen, and the convenience of a downstairs WC. Upstairs, there's a family bathroom to complement the four bedrooms, providing ample space for a growing family. Additional features include double glazing, gas radiator heating, a single garage, and off-road parking. A wonderful opportunity to make this home your own in a highly desirable location.



Council Tax Band: D



## 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 entrance door opens into a welcoming hallway, featuring a radiator, stairs leading to the first floor, and a convenient under-stairs storage cupboard.

### WC

The WC features a front-facing window and is fitted with a two-piece suite, including a vanity wash basin with a mixer tap and a low-level WC.

### Kitchen

9'9" x 11'4"

Features a coordinated selection of base and eye-level units with ample worktop space, complemented by a 1.5 bowl sink with a single drainer and mixer tap. Includes plumbing for a washing machine, along with designated space for a fridge/freezer and cooker. A

rear-facing window allows natural light, while a radiator ensures warmth. The area also provides access to the rear garden through a convenient door.

### Sitting/Dining Room

21'11" x 12'5"

A beautiful, light-filled room featuring a front-facing window, patio doors opening to the garden, and two radiators. Elegant double doors provide access to the entrance hall, adding a touch of charm and functionality.

### Landing

Access to the all first floor rooms, loft access.

### Bedroom 1

9'3" x 12'5"

The primary bedroom is a spacious double room, featuring a front-facing window and a radiator for added comfort.

### Bedroom 2

12'4" x 8'4"

Bedroom 2 is a spacious double room featuring a side-facing window and a radiator.

### Bedroom 3

10'0" x 6'5"

A spacious single bedroom featuring a rear-facing window and a radiator for added comfort.

### Bedroom 4

6'0" x 9'4"

The fourth bedroom is slightly smaller than the third but offers ample space as a well-proportioned single room. It features a front-facing window and a radiator, making it both practical and comfortable.

### Bathroom

Featuring a three-piece suite that includes a panelled bath with an independent electric shower and folding glass screen, a pedestal wash hand basin, and a low-level WC. The space is complemented by tiled splashbacks and a rear-facing window.

### Outside

The property boasts an exceptionally spacious rear garden, primarily laid to lawn, offering an ideal outdoor space for children to play. A patio extends directly from the house and wraps around the side, creating a perfect area for both entertaining and relaxation. For added convenience, there is also a personal door providing direct access to the single garage.

### Garage & Driveway

A single garage features timber double doors, equipped with power, lighting, and eaves storage. It also includes a convenient door providing direct access to the garden. A concrete driveway leads to the garage, offering off-road parking, while a block-paved driveway at the front of the house provides additional parking.

### Viewings

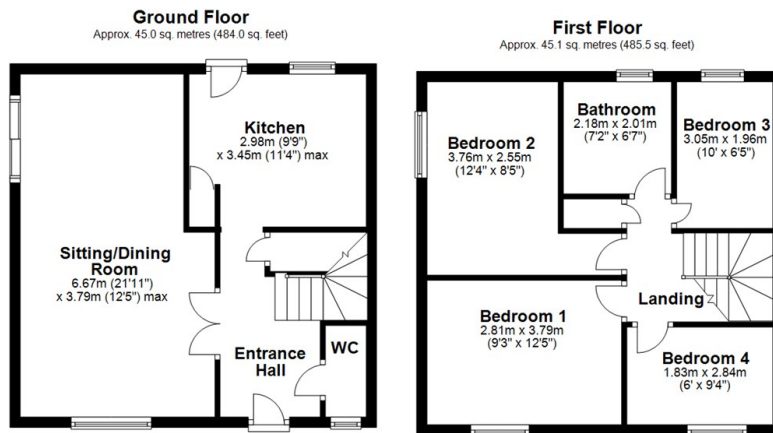
By appointment with the agents.

### Special Notes

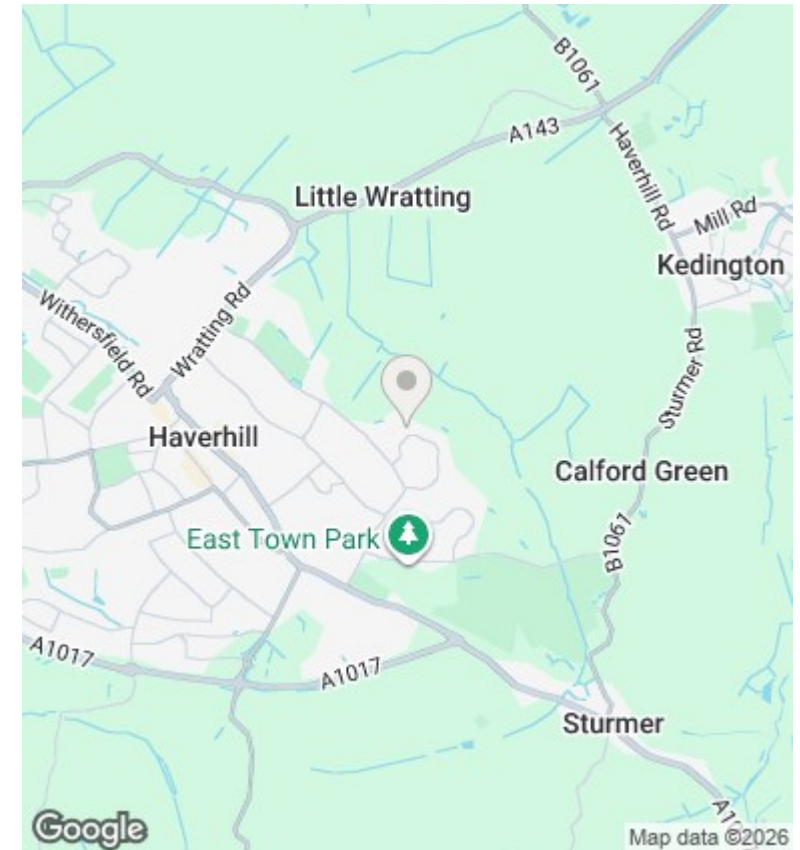
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 90.1 sq. metres (969.4 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	