JAMIE WARNER

– ESTATE AGENTS –

26 Biscay Close, Haverhill, CB9 0LJ

Guide Price £329,950

- Four Bedrooms
- Kitchen & Utility Room
- Tucked Away Position
- Located On The Edge Of The Wilsey
- Spacious Sitting Room
- Downstairs WC
- Garage & Driveway
- Conservatory
- First Floor Wet Room
- Generous & Private Garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Welcome home to this 4 bedroom property, tucked away in a peaceful cul de sac on the edge of the popular Wilsey development. Inside and you'll be greeted by a spacious sitting room perfect for relaxing, as well as a bright conservatory looking out to the gardens. There is a kitchen and just off from there you'll find utility room (extension)

The exterior offers just as much with generous & private gardens - perfect for entertaining - plus an outdoor office/workshop space which has been partially converted from the garage. There's also plenty of parking available on the driveway.

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Council Tax Band: D

Haverhill

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.

Entrance Hall

Door to front, under stair storage cupboard, radiator, laminate flooring.

Downstairs WC

Suite comprising low level WC, wall mounted wash hand basin, window to front, radiator.

Kitchen

11'10" x 9'8"

Fitted with a range of matching wall and base units with work surface's over, eye level double ovens, four ring electric hob, extractor hood, space and plumbing for appliances, tiled splashbacks, window to rear, radiator.

Utility Room

6'3" x 4'0"

Door to garden, space and plumbing for appliances, window to side, wall mounted gas boiler.

Living Room

22'4" x 12'2"

Window to front, laminate flooring, radiator. open plan to:

Conservatory

10'7" x 7'8"

uPVC construction, laminate flooring.

Landing

loft access, airing cupboard.

Bedroom 1

13'1" x 8'7"

Window to side, radiator.

Bedroom 2

12'11" x 9'1"

Window to front, radiator.

Bedroom 3

10'0" x 6'4"

Window to rear, radiator.

Bedroom 4

6'3" x 6'3"

Window to front, radiator.

Wet Room

Converted to wet room by current owner, low level WC, pedestal wash hand basin, tiled walls with shower over, window to rear, extractor fan.

Outside

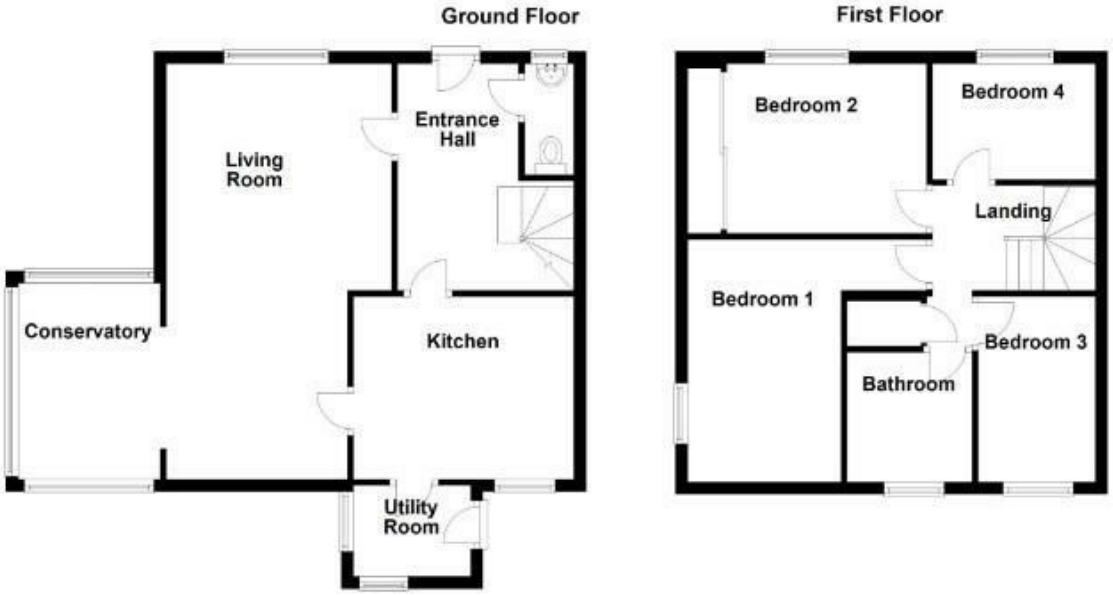
Driveway with off road parking leading to garage, the remainder of garden is laid to lawn.

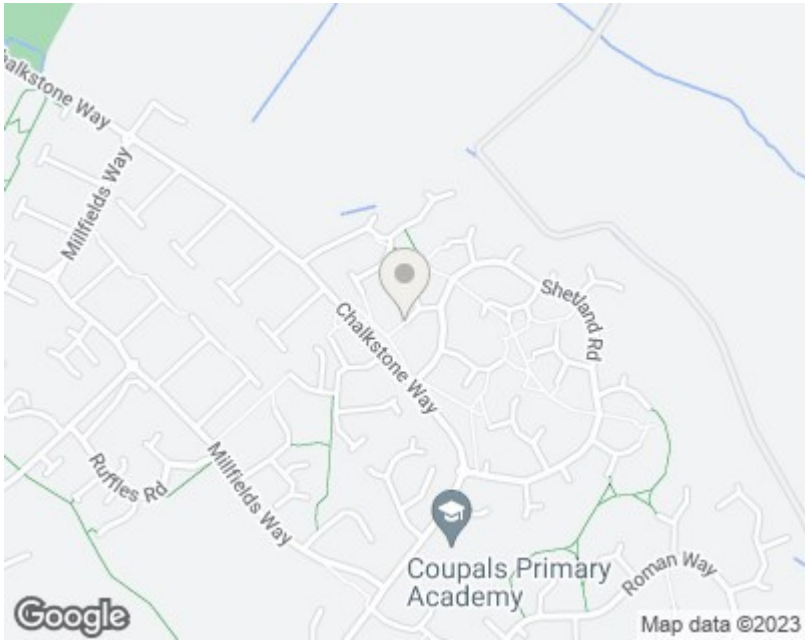
GARAGE: The majority has been converted to an office space, the front is currently used as storage.
Office space: window and door to rear, power and light connected, laminate flooring.

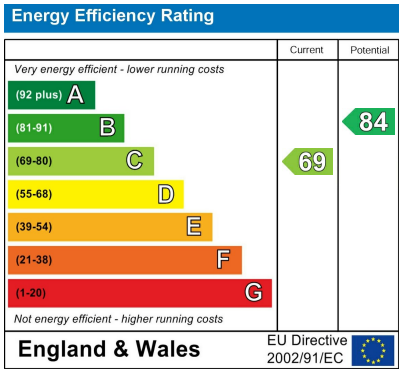
REAR: Generous gardens split into two sections, the majority is laid to patio providing lovely entertaining space with brick built raised flower beds, timber built shed, the gardens are enclosed by timber fencing with gated access, there is a laid to lawn area.

Viewings

By appointment with the agents.







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