JAMIE WARNER
– ESTATE AGENTS –

16 Vanners Road, Haverhill, CB9 8NR

£235,000

- End terrace in quiet cul-de-sac
- Kitchen with garden access
- Timber summer house included
- Moments from town centre
- Two well-proportioned bedrooms
- Off-road & allocated parking
- Bright sitting/dining room
- Low-maintenance rear garden
- Ideal first-time buy or downsize

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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TOWN CENTRE GEM – TUCKED-AWAY CUL-DE-SAC LOCATION
This two-bedroom end terrace home enjoys a peaceful position in one of the town centre's best-kept secrets – a quiet cul-de-sac just moments from shops, cafes and amenities, yet neatly tucked away from the hustle and bustle. The well-presented accommodation includes a bright sitting/dining room, kitchen/breakfast room with garden access, two bedrooms and a first-floor bathroom. Outside, you'll find a low-maintenance rear garden with a timber summer house, off-road parking to the front, and a further allocated space to the rear. A rare opportunity to enjoy town centre convenience without compromising on tranquillity.

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Council Tax Band: B

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.

Accomodation:

Ground Floor

Entrance Hall

A welcoming entrance with wooden flooring, radiator, and stairs rising to the first floor. Provides access to the main living space.

Sitting/Dining Room – 5.08m (16'8") x 3.59m (11'9")

A bright and generously proportioned reception room featuring a large window to the front, wooden flooring, and ample space for both relaxing and dining. Ideal for entertaining or everyday family life.

Kitchen/Breakfast Room – 3.59m (11'9") x 2.36m (7'9")

A practical and well-equipped kitchen fitted with a range of matching base and eye-level units with round-edged worktops, stainless steel sink with mixer tap, and space/plumbing for a washing machine, dishwasher, and fridge/freezer. Includes a built-in electric fan-assisted oven and four-ring gas hob with extractor hood above. A rear-facing window allows in natural light, and a door provides direct access to the garden – perfect for easy indoor-outdoor living.

First Floor

Landing

A central landing space providing access to all first-floor rooms.

Bedroom 1 – 3.61m (11'10") including cupboard x 3.38m (11'1")

A well-proportioned principal bedroom with a window to the front, radiator, and built-in double wardrobe for convenient storage.

Bedroom 2 – 3.31m (10'10") x 2.01m (6'7") max

A comfortable second bedroom with rear-facing window, radiator, and a built-in cupboard. Ideal for use as a bedroom, nursery, or home office.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with power shower over and glass screen, vanity wash hand basin with mixer tap, and low-level WC. Finished with tiled splashbacks and a window to the rear.

Outside
The rear garden offers a low-maintenance and private outdoor space, ideal for relaxing or entertaining. A paved patio area provides room for outdoor seating, while a neatly edged artificial lawn adds greenery without the upkeep. Well-established shrubs and trees line the boundaries, offering a good degree of privacy. A timber summer house (with power connected) adds versatility and could serve as a home office, gym or playroom. There is also a gated side access leading to the front of the property.

To the front, a tarmac driveway provides convenient off-road parking, with a low-maintenance planting bed and mature tree offering some natural screening. The property also benefits from a further allocated parking space at the rear, situated within a residents' car park – ideal for households with two vehicles or visiting guests.

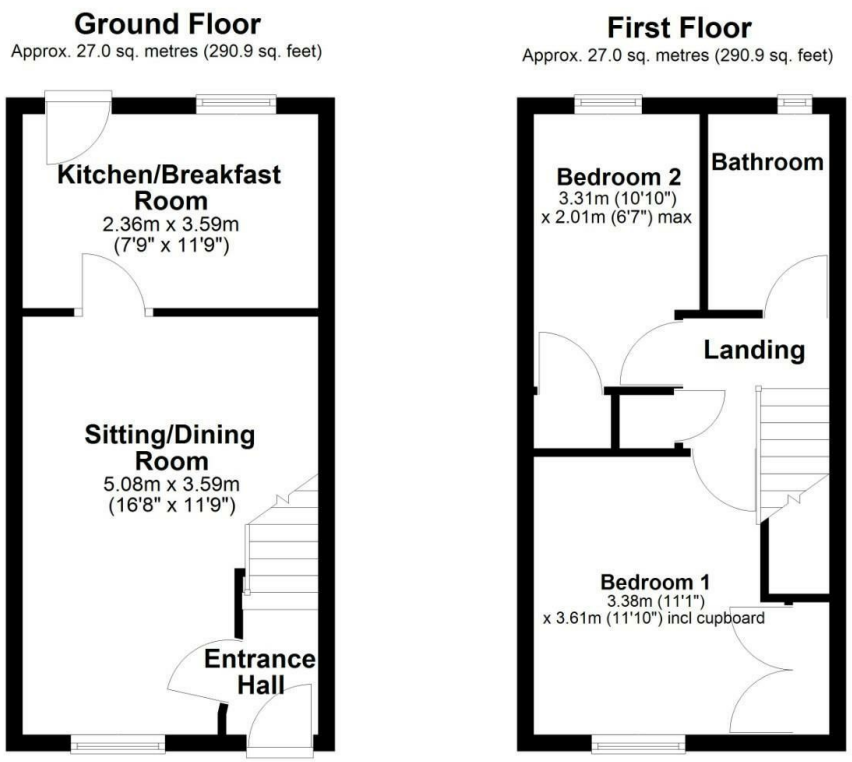
Viewings
By appointment with the agents.

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

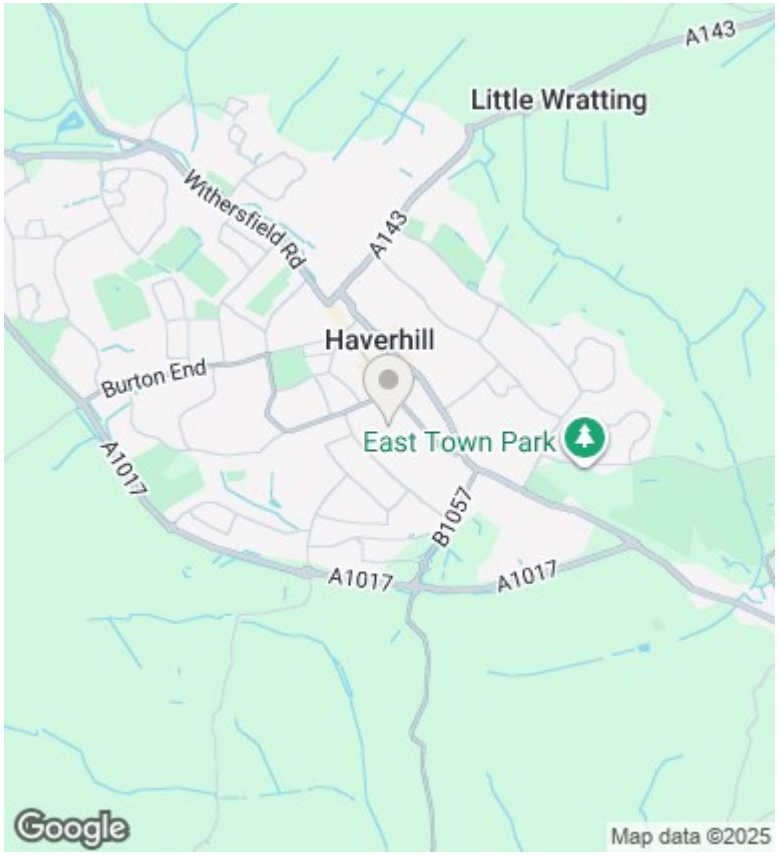
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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

Allocated parking
space



Total area: approx. 54.1 sq. metres (581.9 sq. feet)



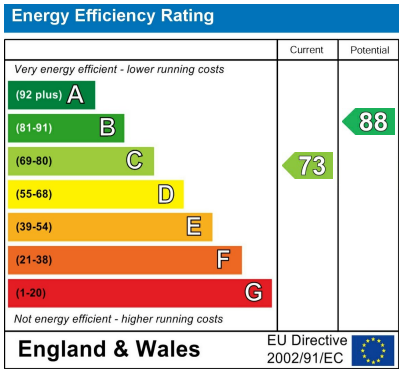
Directions

Viewings

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

Council Tax Band

B



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