JAMIE WARNER
ESTATE AGENTS

2 Weddell Road, Haverhill, Suffolk, CB9 0LE

Guide Price £320,000

- Modernised three-bedroom home
- Ample parking and garage
- Stylish first-floor bathroom
- Near popular local schools
- Spacious sitting room
- Modern ground-floor shower room
- Quiet cul-de-sac location
- Stunning kitchen/dining area
- Pleasant rear garden

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

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A beautifully presented and tastefully modernised three-bedroom detached family home situated on a quiet cul-de-sac, conveniently located near popular local schools. This property boasts a stunning kitchen/dining room, spacious sitting room, a modern downstairs shower room, and a beautiful first-floor bathroom. Outside, enjoy a pleasant rear garden, single garage, and parking for several vehicles. Ideal for families seeking a blend of style and practicality.

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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

A spacious and welcoming entrance hall featuring an entrance door, stairs leading to the first floor, a door to the sitting room, and another to the shower room/WC.

Shower Room

Equipped with a sleek and modern three-piece suite, this space features a tiled shower enclosure with a digital shower and a folding glass screen. It includes a vanity wash hand basin with a mixer tap, a low-level WC, a heated towel rail, and tiled splashbacks.

Sitting Room

14'0" x 13'1"

A spacious sitting room ideal for family gatherings and relaxation, featuring a front-facing window that offers ample natural light. It includes a radiator, under-stairs area, appealing wooden flooring, a storage cupboard, and a door leading to the kitchen/dining room.

Kitchen/Dining Room

9'5" x 16'3"

This striking room is perfect for entertaining guests. It features a coordinated set of white high-gloss base and eye-level units accented by oak countertops. The kitchen is equipped with a 1.5 bowl sink with a single drainer and mixer tap, along with plumbing for a washing machine and dishwasher, and a vent for a tumble dryer. There's also space for a fridge/freezer. The room includes a fitted eye-level electric fan-assisted double oven and a four-ring gas hob with an extractor hood above. A window at the rear, a radiator, and French doors leading to the garden enhance the space, while wood-effect tiled flooring adds a touch of elegance.

Landing

Window to side, radiator, airing cupboard housing a wall mounted gas combination boiler.

Bedroom 1

12'3" x 10'2"

The main bedroom is generously sized, accommodating a king-size bed, side tables, large wardrobes within a spacious recess, as well as a dressing table and drawer units. A window at the rear offers a view of the garden, complemented by a radiator for comfort.

Bedroom 2

11'5" x 8'2"

Bedroom 2 is a second double room featuring a front-facing window that bathes the space in natural light, along with a radiator for comfort.

Bedroom 3

8'2" x 7'9"

A well-sized single bedroom features a front-facing window that provides ample natural light. It also includes a radiator and a convenient built-in cupboard.

Bathroom

Equipped with a contemporary three-piece suite, this bathroom features a paneled bath with an independent digital shower and glass screen, a vanity washbasin with a mixer tap, and a low-level WC. Additionally, there is a heated towel rail and a window to the rear.

Outside

The rear garden features a paved patio directly accessible from the house, offering a spacious seating area perfect for relaxation. Steps ascend to a lawn area where you'll find an additional patio, ideal for entertaining. A side passage runs along the house, with gated access leading to the driveway. The current owners have added a fence in front of the garage, creating a secure play area, which can be easily removed to restore garage access. Additionally, a personal door connects the garden to the garage.

Garage & Driveway

A single garage is situated behind a temporary fence that can be easily removed to allow vehicle access when necessary. The garage is equipped with power and lighting, and features an up-and-over door. Additionally, the current owners have extended the concrete driveway, providing ample parking for a growing family.

Viewings

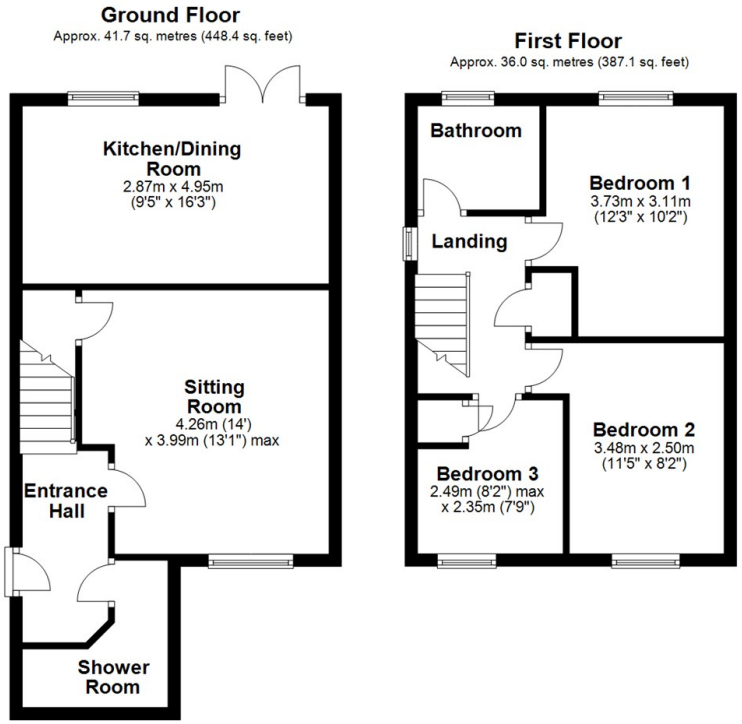
By appointment with the agents.

Special Notes

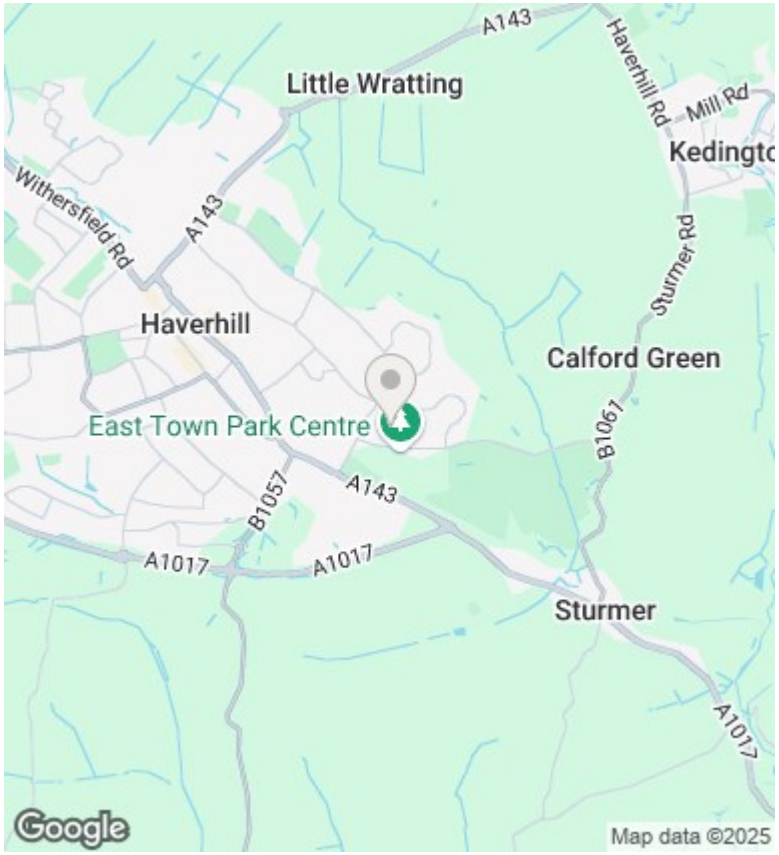
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 77.6 sq. metres (835.5 sq. feet)



Viewings

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

Council Tax Band C

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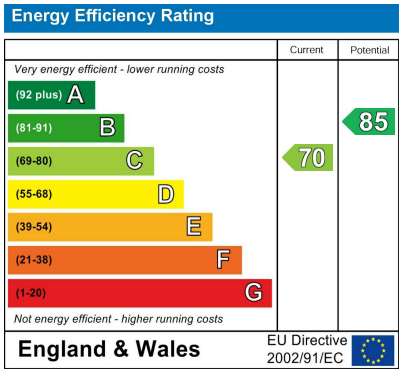

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