JAMIE WARNER
ESTATE AGENTS

18 Shetland Road, Haverhill, CB9 0LN

Guide Price £295,000

- Three Bedrooms
- Conservatory
- Double Glazing
- Modern Kitchen/Dining Room
- Modern Bathroom Suite
- Generous Rear garden
- Spacious Sitting Room
- Gas Radiator Heating
- Garage & Ample Off-Road Parking

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Welcome to this lovely detached house in the sought-after Wilsey development. You'll find three bedrooms and an extra conservatory here, giving you plenty of space to enjoy.

Nearby are some great schools, making life easy for families with kids.

The modern kitchen/dining area is just right for hosting gatherings with family and friends, creating a warm and welcoming atmosphere for entertaining.

Don't miss out on the chance to make this house your own. Enjoy the large back garden, single garage, and plenty of off-road parking.

3 1 2 C

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

The entrance door opens to a welcoming hall featuring a radiator, wooden flooring, a staircase leading to the first floor, and an entryway to the sitting room.

Sitting Room

13'9" x 12'1"

A generously sized room featuring a front-facing window that floods the space with natural light. It is equipped with a radiator, wooden flooring, a built-in under-stairs cupboard, and provides access to the kitchen/dining area.

Kitchen/Dining Room

10'6" x 15'3"

Featuring a recently installed set of matching matte grey base and eye-level units, complemented by rounded worktops, this kitchen boasts a stainless steel sink with a single drainer and mixer tap. It also includes plumbing for a washing machine, space for a fridge/freezer and tumble dryer, an eye-level electric fan-assisted oven, a built-in four-ring ceramic hob with an extractor hood above, a built-in microwave, a rear window, a radiator, wooden flooring, and patio doors leading into the conservatory.

Conservatory

7'2" x 15'3"

An excellent additional room featuring wooden flooring and French doors that open out to the rear garden.

Landing

Loft access, doors to all first floor rooms, built-in airing cupboard housing the hot water cylinder.

Bedroom 1

12'5" x 8'8"

The primary bedroom boasts a window overlooking the rear garden, complete with a radiator.

Bedroom 2

12'3" x 7'10"

Similar to the first bedroom, the second bedroom is a spacious double room with a window to the front and a radiator.

Bedroom 3

9'3" x 7'1" (inc cupb).

A bedroom featuring a front-facing window, a built-in cupboard, and a radiator.

Bathroom

A stylish and inviting modern suite featuring a three-piece ensemble including a

panelled bath with a separate electric shower above and a folding glass screen. It also includes a pedestal wash hand basin with a mixer tap, a low-level WC, full-height tiling on all walls, a heated towel rail, and a window to the rear.

Outside

A spacious rear garden features a large paved patio, creating a charming seating area directly outside the house. The patio extends alongside the lawn towards the top of the garden. The lawn is generously adorned with mature shrubs, enclosed by timber fencing. Access to the single garage is provided through a personal door, while a gate offers entry to the front of the property.

Garage & Driveway

Single garage attached with power and lighting, featuring eaves storage, a window at the rear, a roller door, and access to the rear garden.
A combination of a concrete driveway and a gravelled frontage offer off-road parking for approximately three vehicles.

Viewings

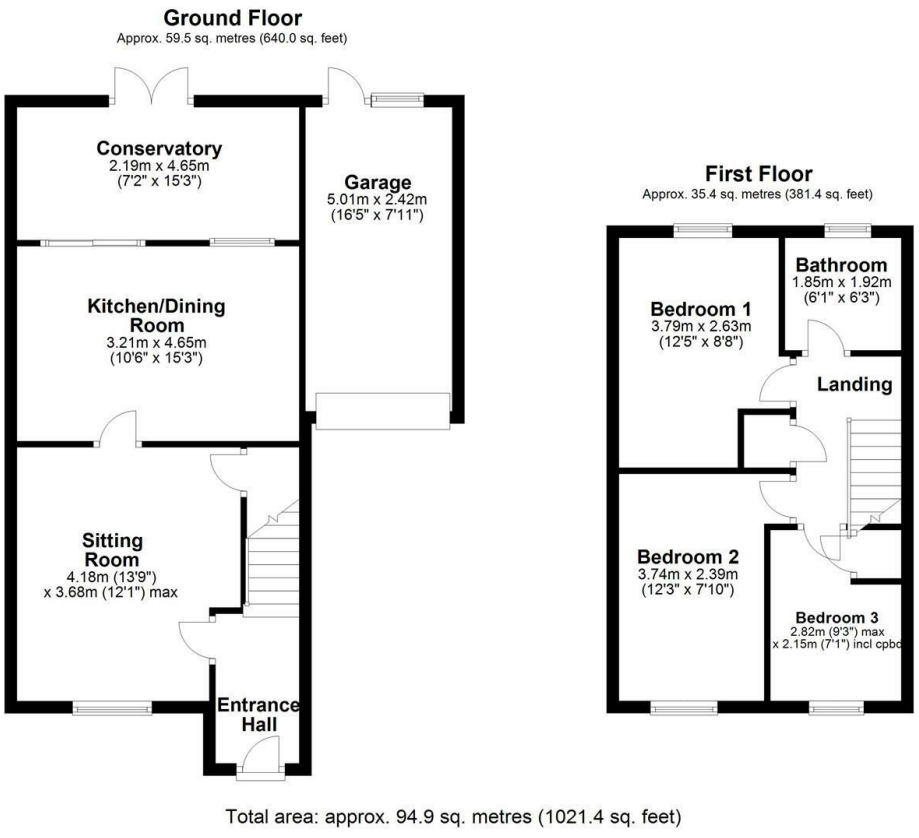
By appointment with the agents.

Special Notes

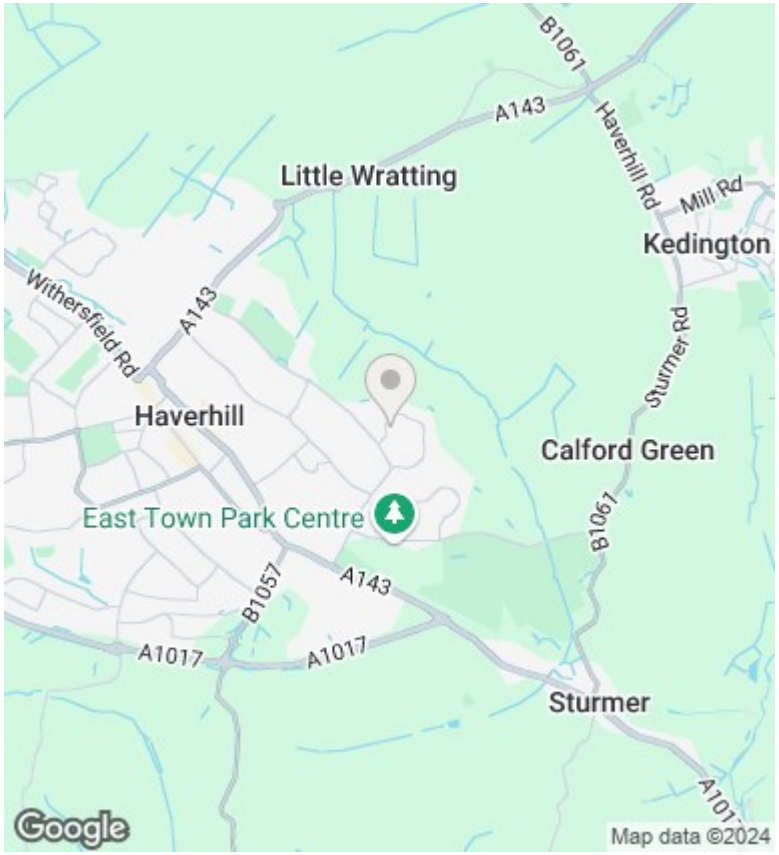
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 94.9 sq. metres (1021.4 sq. feet)



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