JAMIE WARNER
– ESTATE AGENTS –

38 Bellings Road, Haverhill, CB9 7RD

Guide Price £310,000

- UNEXPECTEDLY BACK AVAILABLE
- Lovely Sitting Room With Bay Window
- Downstairs WC
- Three Bedrooms - Kitchen/Dining Room
- Landscaped Rear Garden
- Cambridge Side Of Town
- Stunning Bedroom Suite
- Carport & Parking
- Viewing Advised

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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UNEXPECTEDLY BACK AVAILABLE Welcome to this fabulous three-bedroom townhouse! Situated on the Cambridge side of town, this property offers a beautifully presented and spacious living space. Step inside to discover a lovely kitchen/dining area, perfect for entertaining friends and family. The sitting room boasts a stunning feature bay window, offering plenty of natural light. As you ascend to the top floor, prepare to be amazed by the main bedroom suite - complete with a dressing room and an incredible en suite. This property truly keeps getting better and better!

3 2 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.

SITTING ROOM

13'6" x 11'6"

A bright room with bay window to the front aspect and radiator. Door to:-

KITCHEN/BREAKFAST ROOM

16'9" x 13'6"

A recently fitted range of wall and base units set under worktop with 1½ bowl sink inset. Integrated appliances include 4 ring gas hob and cooker with space for a fridge freezer, washing machine and dishwasher. The spacious breakfast area offers an outlook across the garden accessed via French doors.

CLOAKROOM

With obscured double glazed window to rear aspect. Fitted with low level wc and wash hand basin. Radiator.

LANDING

Door to-

BEDROOM

13'3" x 8'7"

Double glaze window to rear, radiator, built in double wardrobes.

BEDROOM

9'9" x 6'10"

Double glazed window to front, radiator.

BATHROOM

Double glazed window to rear aspect. Suite comprising Jacuzzi bath with shower over & glass shower screen, WC, wash hand basin, heated towel rail, part tiled walls.

SECOND FLOOR LANDING

Door to

MASTER BEDROOM

23'10" x 13'3"

A grand master suite with two double glazed windows to front leading round to a dressing area with two double wardrobes, airing cupboard, loft hatch with loft ladder, further double glazed window to rear, radiator, & door to:

ENSUITE
Double glazed window to rear. Suite comprising double shower cubicle, WC, wash hand basin, part tiled walls, heated towel rail.

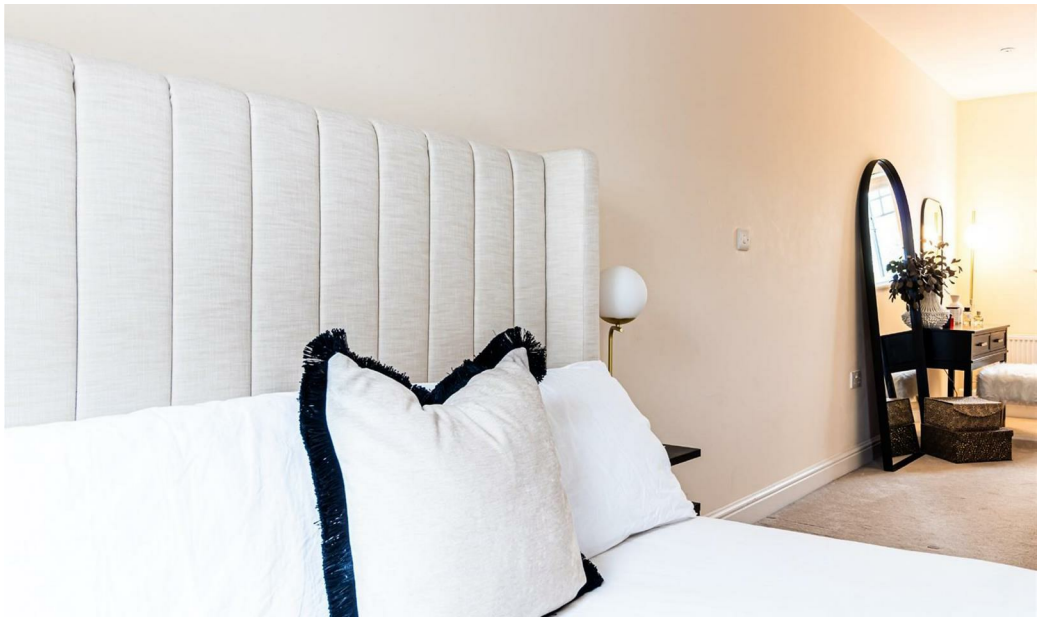
OUTSIDE
The front of the property is bloc paved providing casual parking. The property also offers a carport en bloc. The landscaped rear garden offers a paved patio area with established raised borders, with steps leading to a further lawned area. Gated rear access leading to car port.

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.

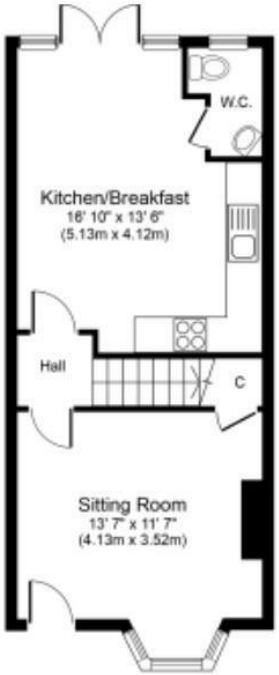
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



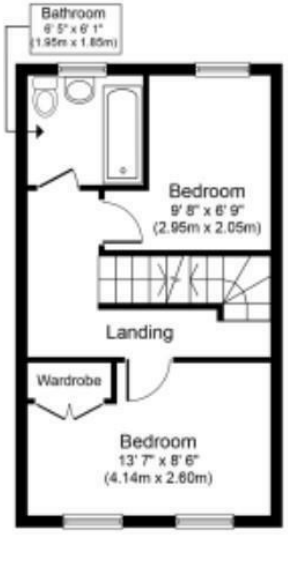
FANTASY

FANTASY

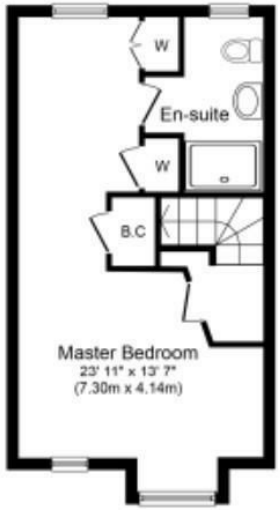
STAY
WILD
CHILD



Ground Floor
Approximate Floor Area
450 sq. ft.
(41.8 sq. m.)



First Floor
Approximate Floor Area
329 sq. ft.
(30.6 sq. m.)

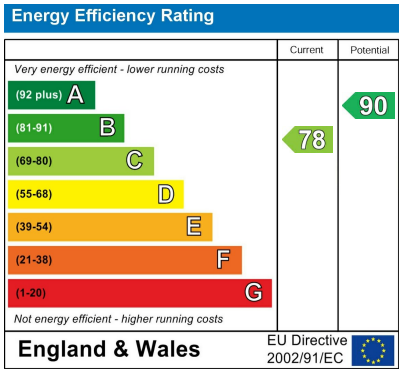


Second Floor
Approximate Floor Area
331 sq. ft.
(30.7 sq. m.)

Viewings

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

Council Tax Band C



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