JAMIE WARNER

– ESTATE AGENTS –

7 Belvoir Court, Haverhill, CB9 9BN

Guide Price £225,000

- Three Generous Bedrooms
- Utility Room & Downstairs WC
- Double Glazing
- Sitting Room
- Bathroom & Separate First Floor WC
- Generous Rear Garden
- Attractive Kitchen/Dining Room
- Gas Radiator Heating
- No Onward Chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This generously proportioned family residence situated within the sought-after Parkway development has undergone significant enhancements. It showcases three spacious bedrooms, a contemporary kitchen/dining area, utility room, downstairs WC, an appealing family bathroom, and an attractive bathroom suite. The property is complemented by a delightful and spacious garden, making it an ideal choice for a family home.

With the added benefit of being chain-free, you can move in hassle-free and make this house your own. Don't miss out on the opportunity to own a property in this sought-after location.

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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.

Entrance Hall

An extensive and welcoming entrance features a radiator, stairs to the first floor, a door to the living area, and another providing entry to the kitchen/dining room.

Sitting Room

11'3" x 13'9"

A generously sized room with a large front window that bathes the space in natural light, complete with a radiator and a fireplace.

Kitchen/Dining Room

8'5" x 16'5"

The kitchen boasts two windows at the rear, offering a delightful view of the garden. It features a coordinated set of base and eye-level units with rounded worktops, a ceramic sink with a single drainer and mixer tap, dishwasher plumbing, an electric fan-assisted oven, a built-in four-ring ceramic hob with a pull-out extractor hood, a radiator, partially tiled flooring, and a built-in storage cupboard.

Utility Room

11'7" x 5'7"

A practical room equipped with base units featuring rounded worktops, a sink unit with a mixer tap, plumbing for a washing machine, room for a fridge/freezer and tumble dryer, a rear window, and tiled flooring.

WC

Featuring a two-piece suite including a wall-mounted washbasin with a mixer tap and a low-level WC, complemented by tiled flooring.

Landing

loft access, doors to all rooms.

Bedroom 1

11'4" x 10'10"

The primary bedroom features a front-facing window, radiator, and a built-in cupboard.

Bedroom 2

10'8" x 11'9"

A spacious double bedroom featuring a window overlooking the garden at the rear, complete with a radiator.

Bedroom 3

8'5" x 9'0"

A spacious room with a rear window, radiator, and a built-in cupboard containing a wall-mounted combination boiler for the heating system and hot water supply.

Bathroom
Equipped with a three-piece suite including a panelled bath, tiled shower enclosure with an electric shower and glass screen, a low-level WC, tiled splashbacks, heated towel rail, and a window to the rear.

WC
Window to the side, equipped with a low-level WC.

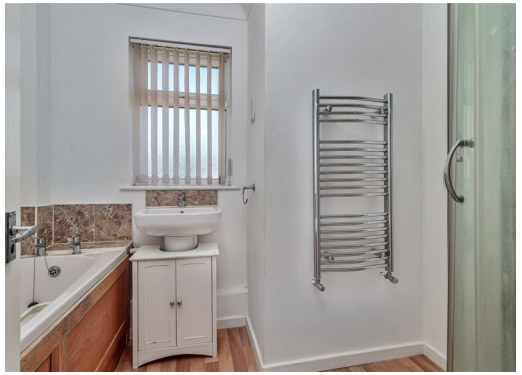
Outside
At the back, there is a paved patio area directly connected to the house, providing a seating space. This area opens up to the rest of the garden, which has been landscaped with a lawn. The garden is spacious, ideal for a growing family, and it's securely enclosed by timber fencing. Towards the front, there is another lawn area surrounded by neat boxed hedges. A pathway guides you to the entrance door.

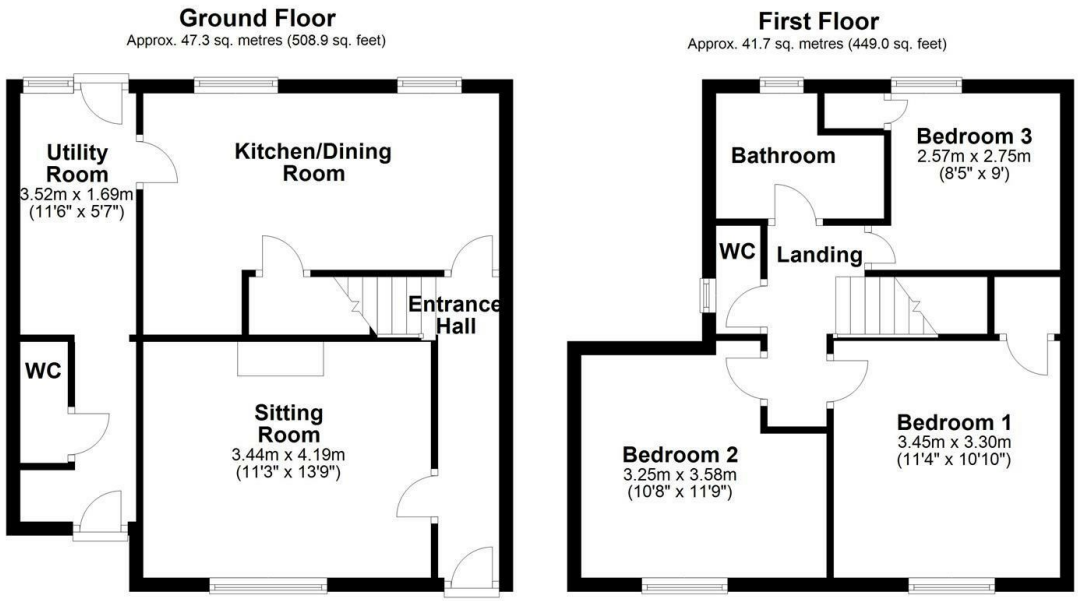
Viewings
By appointment with the agents.

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

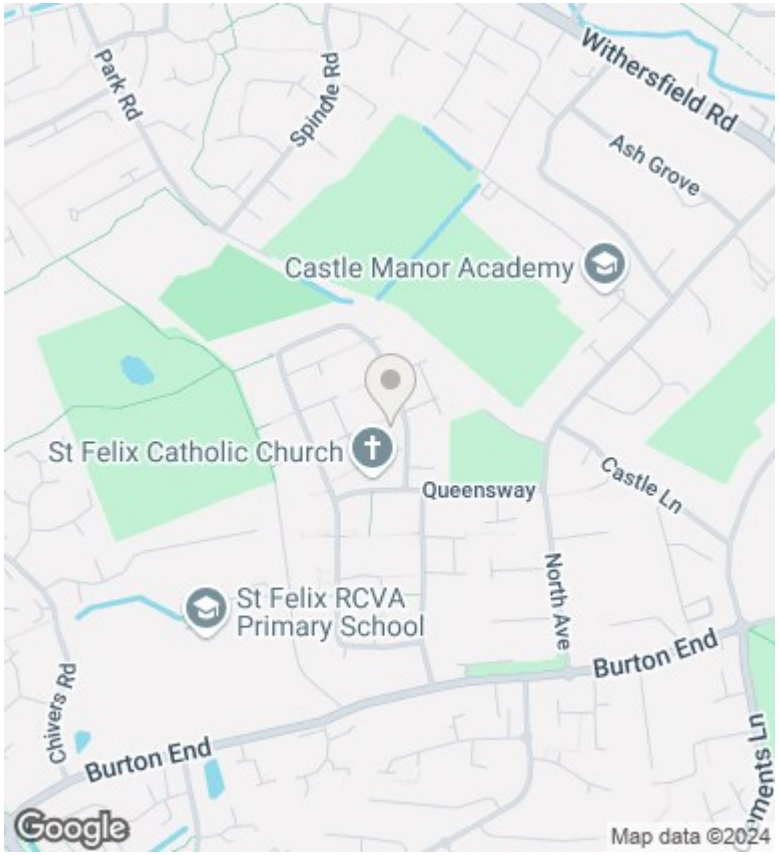
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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





Total area: approx. 89.0 sq. metres (958.0 sq. feet)



Viewings

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