JAMIE WARNER
ESTATE AGENTS

6 Bath Court, Haverhill, CB9 8LW

Guide Price £240,000

- Extended four-bedroom house
- Beautiful double aspect dining room
- Gas radiator heating
- Spacious for growing family
- Lovely sitting room
- Double glazing
- Stunning kitchen/breakfast room
- Modern bathroom suite
- Generous south-facing garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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A unique four-bedroom house that has been extended to provide ample space for a growing family. The property features a stunning kitchen/breakfast room that seamlessly flows into a beautiful double aspect dining room. Additionally, it benefits from a lovely sitting room, utility room, modern bathroom suite, gas radiator heating, double glazing, and a generous south-facing garden.

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Council Tax Band: B

Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Entrance Hall

The Entrance Hall features an entrance door and a window to the front, providing ample natural light. There is a radiator for added comfort, as well as stairs leading to the first floor. Additionally, there is a door that leads to the utility room and a separate entrance into the kitchen/breakfast room.

Utility Room

The utility room is equipped with base and eye level units, providing ample worktop space. It also features a wall-mounted gas boiler and a window to the side.

Kitchen/Breakfast Room

The kitchen/breakfast room is equipped with a stylish arrangement of base and eye level units, complemented by rounded worktops. A breakfast bar provides ample seating for four people. The room features a 1+1/2 bowl stainless steel sink unit with a single drainer, an integrated fridge/freezer, a fitted electric fan-assisted oven, and a built-in ceramic hob with an extractor hood. A window allows for natural light, while a radiator provides warmth. The flooring is tiled, and the space seamlessly integrates with the dining room in an open plan layout.

Dining Room

The dining room features a window with a lovely view of the rear garden, along with a radiator and tiled flooring. It also boasts charming French doors that open up to the garden.

Sitting Room

The sitting room is a spacious area with a large window that offers a delightful view of the garden, allowing ample natural light to brighten up the space. Additionally, there is a radiator.

FIRST FLOOR

Bedroom 1

Bedroom 1 is a spacious double room with a lovely view of the garden and a radiator.

Bedroom 2

This delightful double-sized bedroom offers a charming view of the rear garden, complete with a radiator for added comfort.

Bedroom 3

This spacious room is ideal for a growing family, with enough space to accommodate a double bed. This room also has a views over the rear garden.

Bedroom 4

A lovely single bedroom with a rear garden view and a radiator, offering a comfortable space.

Bathroom
The bathroom features a two-piece ensemble that includes a panelled bath with an independent electric shower over, a mixer tap, and a vanity wash hand basin with a mixer tap. It also has a window providing natural light and a radiator.

WC
Featuring a with a low-level wc and a window providing natural light.

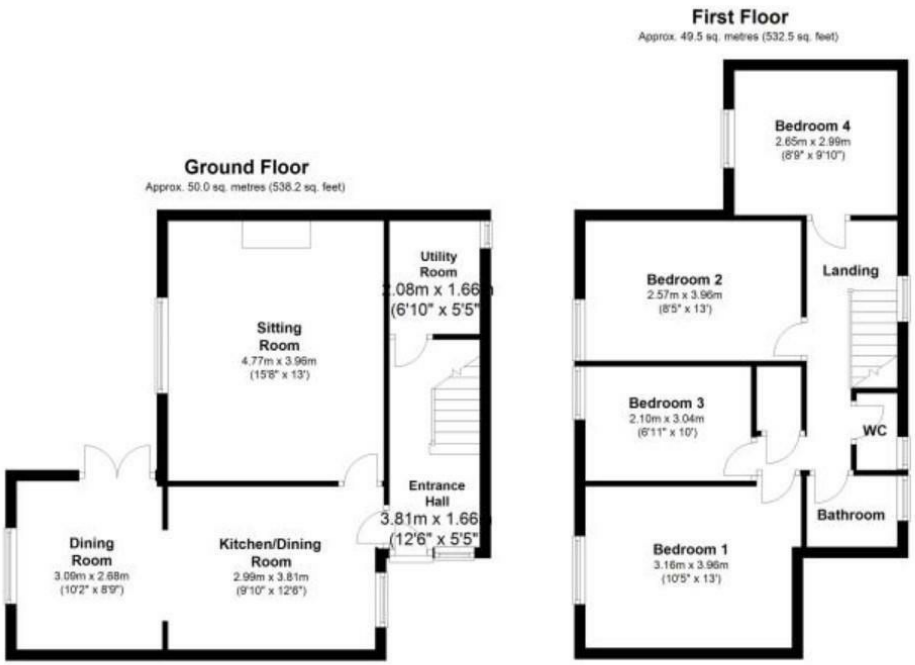
Outside
The rear garden boasts a spacious patio right outside the house, perfect for entertaining and unwinding. It seamlessly transitions onto a lush lawn and features an additional hardstanding area at the far end. Enclosed by beautiful timber fencing with gated access, the garden offers a private oasis. Moreover, there is a generously-sized enclosed area adjacent to the patio, currently serving as a large storage space.

Viewings
By appointment with the agents.

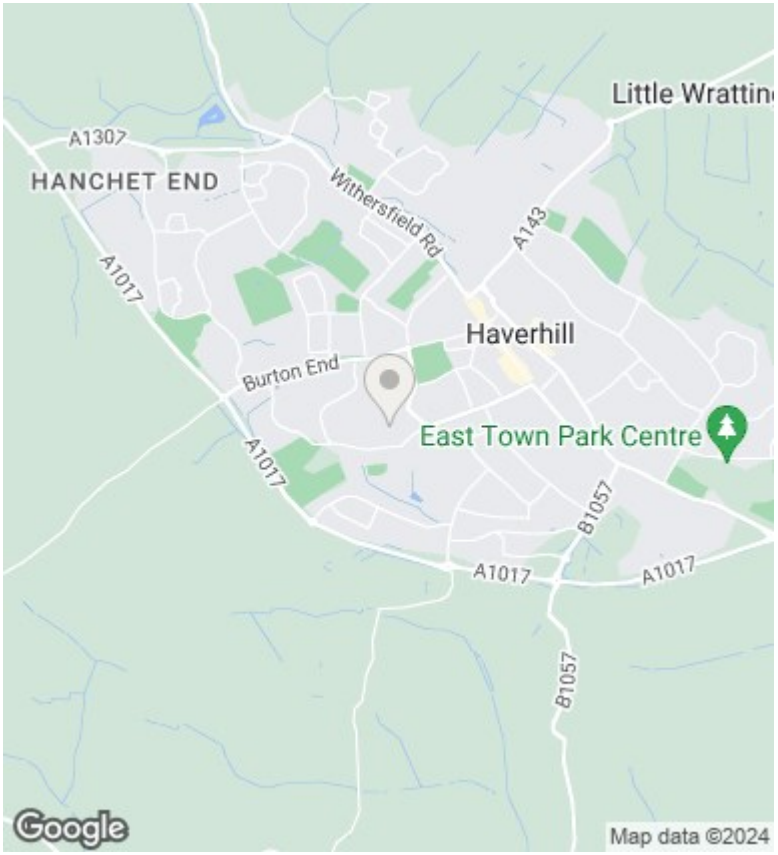
Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 99.5 sq. metres (1070.7 sq. feet)



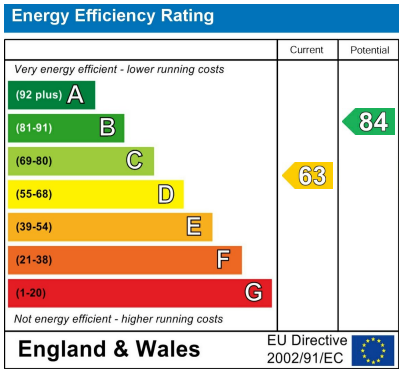
Directions

Viewings

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

Council Tax Band

B



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