JAMIE WARNER
ESTATE AGENTS

2 Markhams Close, Haverhill, CB9 9JS

Guide Price £300,000

- Three Bedrooms
- Downstairs WC
- Garage & Drvie
- Sitting/Dining Room
- Modern Bathroom Suite
- Double Glazing
- Kitchen/Breakfast Room
- South-Facing Rear Garden
- Gas Central Heating

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Welcome to this beautiful and spacious three-bedroom detached family home on the sought-after Arrendene development. This stunning property, being offered with NO ONWARD CHAIN, boasts a well-equipped kitchen/breakfast room, a convenient downstairs wc, a spacious sitting room, and a modern bathroom suite. Step outside and be greeted by a lovely and private south-facing garden, perfect for enjoying those sunny days. In addition, this property also features a single garage and driveway.

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Council Tax Band: C

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.

Porch

The porch features an entrance door, a front-facing window, a side window, and tiled flooring, door to:

Entrance Hall

Upon entering the hall, you will find a radiator and a staircase leading to the first floor. From here, you will have access to all the rooms on the ground floor.

WC

In the WC, there is a window facing the front. It is fitted with a three-piece suite, including a wash hand basin vanity unit with tiled splashbacks and a low-level WC. There is also a radiator.

Kitchen/Breakfast Room

8'9" x 13'0"

The kitchen is equipped with a coordinated range of base and eye-level units, complemented with rounded worktops. It features a stainless steel sink unit with a single drainer and a mixer tap. Additionally, there is plumbing available for a washing machine and ample space for a fridge and cooker. The kitchen is filled with natural light from the front window and has enough room to accommodate a breakfast table, there is also a radiator.

Sitting Room

13'7" x 19'2"

Two radiators are located in the sitting room, which also features patio doors that lead to the rear garden. Additionally, there is a built-in cupboard.

Landing

There's a window to the side and a door leading to a built-in cupboard. This area provides access to all the rooms on the first floor, as well as access to the loft.

Bedroom 1

11'9" x 12'11"

The first bedroom features a window to the front, a radiator, and a range of fitted wardrobes.

Bedroom 2

10'7" x 12'11"

Generous in size, Bedroom 2 boasts a rear-facing window with a lovely view of the garden. It also includes a radiator.

Bedroom 3

6'0" x 8'3"

Bedroom 3 features a rear-facing window with a lovely garden view. It also includes a radiator.

Bathroom

The bathroom features a three-piece suite, including a panelled bath with an independent electric shower overhead, a pedestal wash hand basin, and a low-level WC. It is complemented by tiled splashbacks, a shaver point, and a front-facing window.

Outside

The south-facing rear garden offers a paved patio that creates a delightful space for both relaxation and entertainment. This patio leads to a spacious lawn adorned with a stunning variety of flowers and shrubs. Additionally, there is a mature tree nestled within the lawn and a tall hedgerow gracing the rear boundary. Accessible from the patio, a personal door leads into the single garage, adding convenience to this wonderful outdoor space. The front garden features a lawn with mature shrubs planted along the front boundary, while a pathway leads to the entrance door.

Garage & Drive

Garage & Driveway: This property features a single attached garage with an up and over door, equipped with power and light. The garage also houses a wall-mounted gas boiler that serves both the heating and domestic hot water systems. Additionally, there is a door leading to the rear garden and eaves storage space. A concrete driveway leads to the garage providing off-road parking.

Viewings

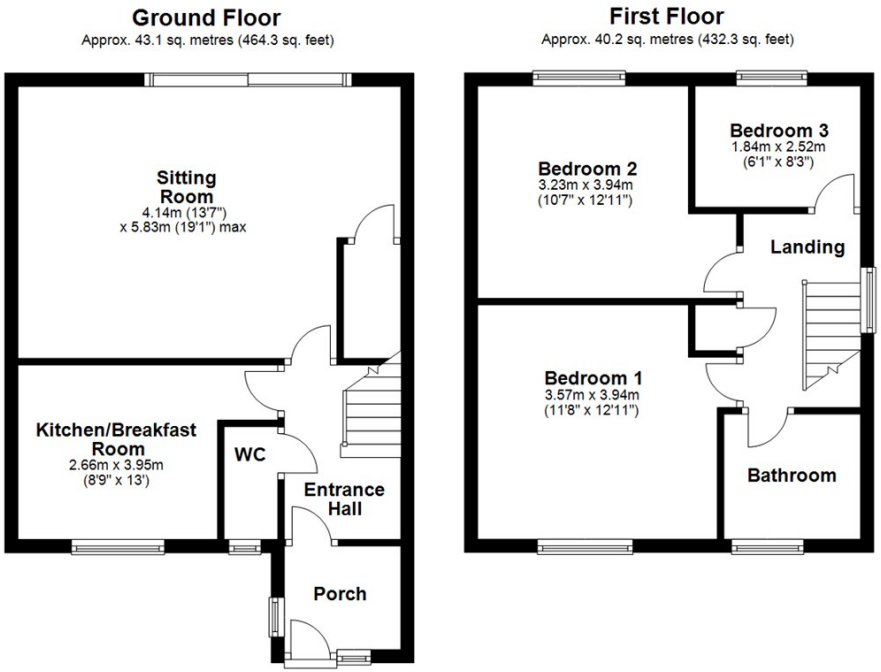
By appointment with the agents.

Special Notes

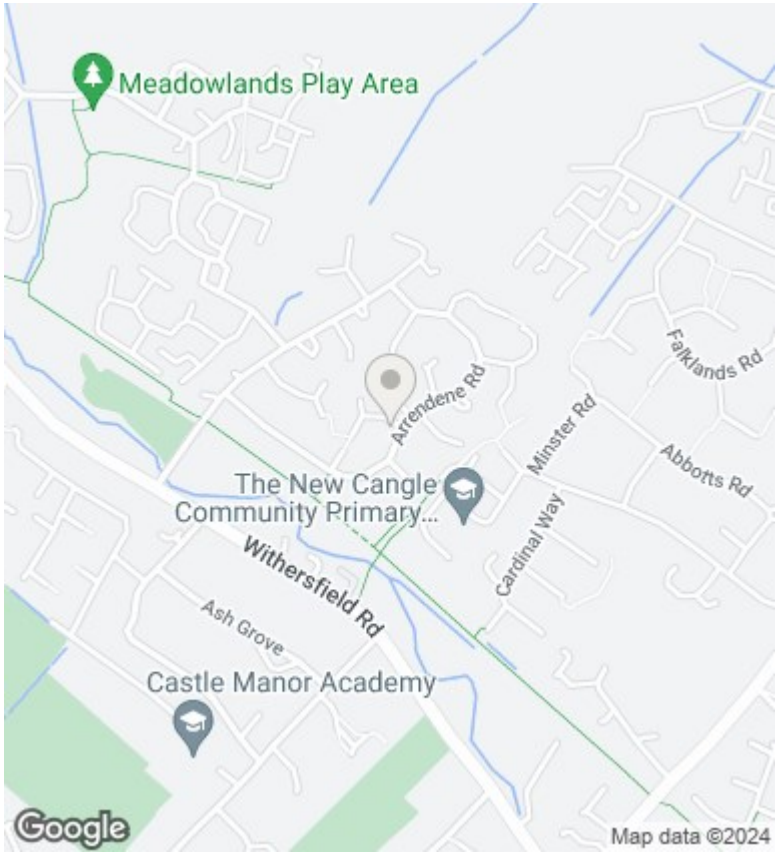
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 83.3 sq. metres (896.6 sq. feet)



Viewings

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

Council Tax Band C

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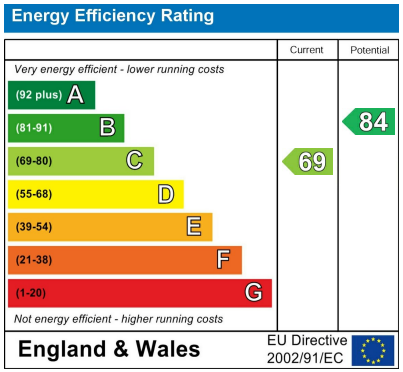

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