JAMIE WARNER
ESTATE AGENTS

32 Brickfields Drive, Haverhill, CB9 9SJ

Guide Price £365,000

- Four Bedrooms
- Kitchen / Dining Room
- En Suite
- Garage & Driveway
- Three Reception Rooms
- Cambridge Side Of Town

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

32 Brickfields Drive, Haverhill CB9 9SJ

An extremely generous & deceptively spacious four bedroom family home benefitting from three reception rooms and a brilliant kitchen dining room.

4 2 3 C

Council Tax Band:

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.

Ground Floor

Entrance Hall Entrance door, window to front, radiator, wooden flooring, stairs to first floor, door to:

WC

Window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

Dining Room 3.00m (9'10") x 2.65m (8'8")
Window to side, radiator, wooden flooring, door to:

Kitchen/Dining Room 4.95m (16'3") max x 4.29m (14'1")
Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted double oven, four ring hob with pull out extractor hood over, two windows to front, radiator, french doors to garden, door to:

Utility Room 1.80m (5'11") x 1.78m (5'10")
Fitted base units, stainless steel sink unit with single drainer, plumbing for washing machine, door to rear garden.

Study

8'1" x 6'7"
Window to side, radiator.

Sitting Room

15'7" x 12'2"
Two windows to side, radiator, french doors to garden.

First Floor

Landing Window to rear, door to airing cupboard.

Master Bedroom

15'6 x 12'7"
Three dormer windows to side(s), two radiators. Dressing area with two built in double wardrobes.

En Suite

Fitted with three piece suite comprising pedestal wash hand basin with mixer tap, tiled shower cubicle with fitted shower over and glass screen and low-level WC, tiled splashbacks, velux window to side, radiator.

Bedroom 2

13'8" x 8'9"
Window to rear, window to front, radiator.

Bedroom 3

11'7 x7'0
Window to side, radiator.

Bedroom 4

7'2" x 6'7"
Window to front, radiator, door to Storage cupboard.

Family Bathroom Fitted with four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure with fitted shower over and folding glass screen and low-level WC, tiled splashbacks, window to side, radiator.

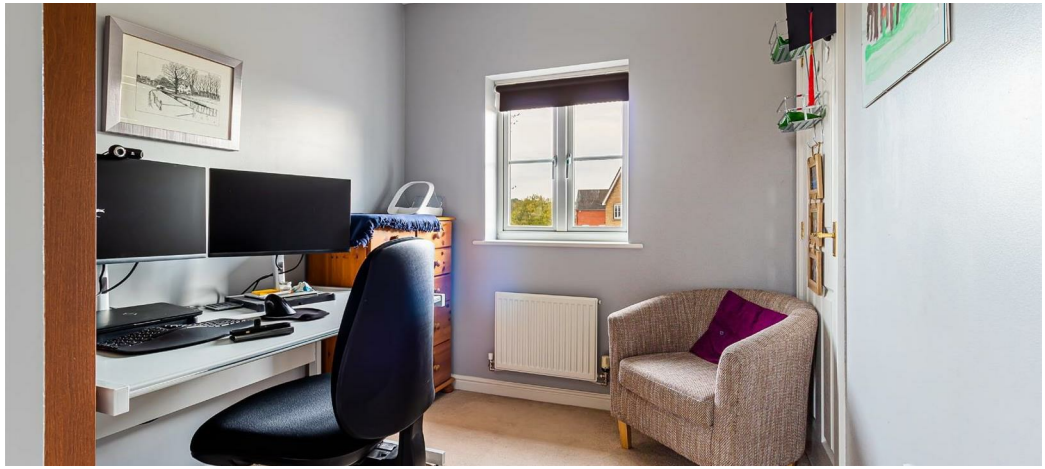
Outside The rear garden has a generous paved patio from the house providing a pleasant area for seating and is enclosed by a picket fence. A gated access leads onto the lawn with a further gated access leading to the garage and parking.

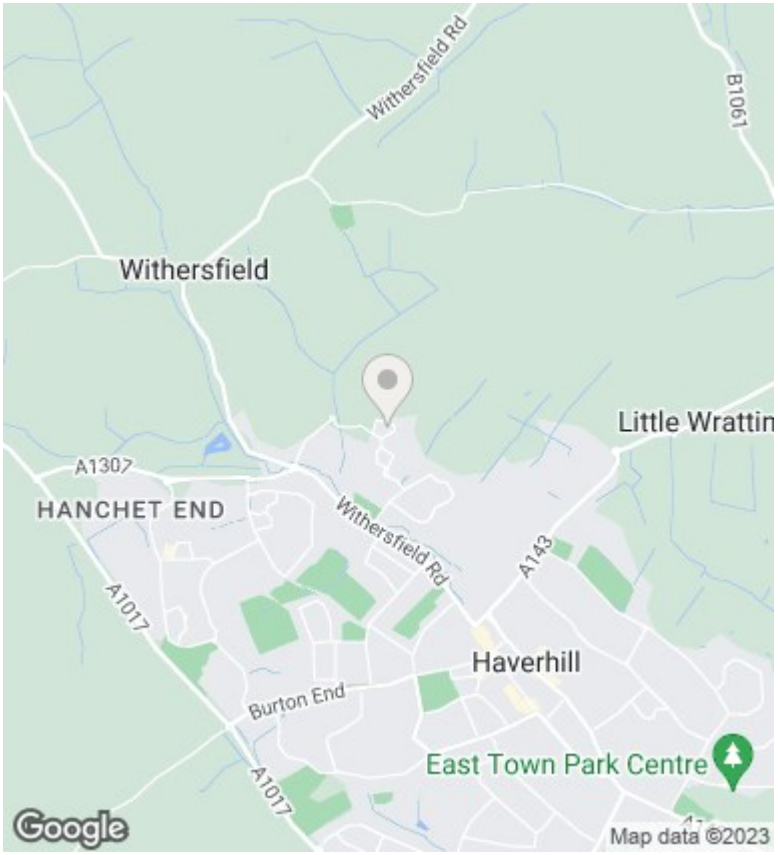
Single Garage & Driveway A single garage lies to the rear of the property with a driveway providing parking for two cars.

Council Tax Band - D
Local Authority - West Suffolk

VIEWINGS

Strictly by appointment with the Agents.





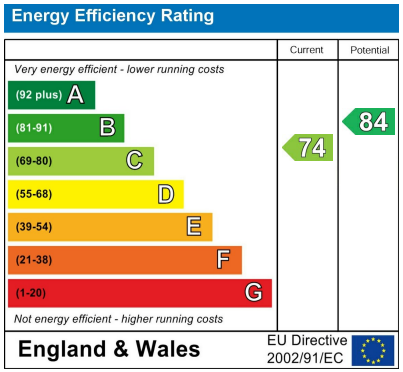
Directions

Viewings

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

Council Tax Band

B



2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk