JAMIE WARNER
– ESTATE AGENTS –

8 Sandpiper Close, Haverhill, CB9 0JH

Guide Price £280,000

- Three generous Bedrooms
- Modern Bathroom Suite
- Large Rear Garden
- Spacious Sitting Room
- Downstairs WC
- Garage & Driveway
- Modern Kitchen/Dining Room
- Double Glazing & Gas Radiator Heating
- No Onward Chain

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

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Introducing an exciting opportunity in the sought-after Lower Birdlands Development! This charming home features three generous bedrooms, a spacious sitting room, and a modern kitchen/dining room perfect for entertaining. Enjoy the convenience of a stylish bathroom suite, a downstairs WC, and the comfort of double glazing and gas radiator heating. Step outside to a large rear garden, ideal for relaxation, plus a garage and driveway for easy parking. With no onward chain, this property is ready for you to make it your own!

3 1 1 D

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.

Entrance Hall

The entrance door reveals a spacious hall with a radiator, wooden flooring, stairs ascending to the first floor, and a built-in cupboard.

WC

The WC features a window to the side and is equipped with a two-piece suite including a vanity wash hand basin with a mixer tap, a low-level WC, and a heated towel rail.

Sitting Room

17'5" x 13'9"

A room with dual aspects featuring a front window and sliding patio doors leading to the garden. Includes a radiator and wooden flooring.

Kitchen/Dining Room

11'4" x 12'6"

Equipped with a coordinated set of base and eye-level units, providing ample worktop space. Features include a 1+1/2 bowl ceramic sink with a single drainer and a swan neck mixer tap, integrated fridge, plumbing for a washing machine, cooking space, fitted extractor hood, a rear window, radiator, and a door leading to the garden.

Landing

Loft access, front-facing window, built-in airing cupboard containing the hot water cylinder, and wall-mounted gas boiler for heating system and hot water supply.

Bedroom 1

10'8" x 11'4"

A double bedroom featuring a rear-facing window with garden views, fitted triple wardrobes with sliding doors, a radiator, and wooden flooring.

Bedroom 2

14'3" x 8'2"

Another spacious double bedroom with a view over the garden, featuring a window, radiator, wooden flooring, and a built-in double cupboard.

Bedroom 3

10'8" x 6'4"

A spacious single bedroom featuring a rear window with garden views, a radiator, and a built-in wardrobe.

Bathroom

Equipped with a three-piece suite including a panelled bath with a separate electric shower and glass screen, a pedestal wash hand basin, and a low-level WC. The space features tiled splashbacks, a window to the front, and a radiator.

Outside

The back garden features a spacious paved patio directly adjacent to the house, creating a delightful spot for seating. Beyond this lies the main garden, with a lush lawn bordered by mature flower and shrub display beds on one side, and a conifer hedgerow on the other. At the end of the garden sit a timber shed and a greenhouse, while a gate provides access from the patio area to the outside. The front garden features a shingled ground enclosed by a charming picket fence, with a pathway that guides to the entrance door.

Garage & Drive

Single attached garage with up and over door. A concrete drive provides off-road parking.

Viewings

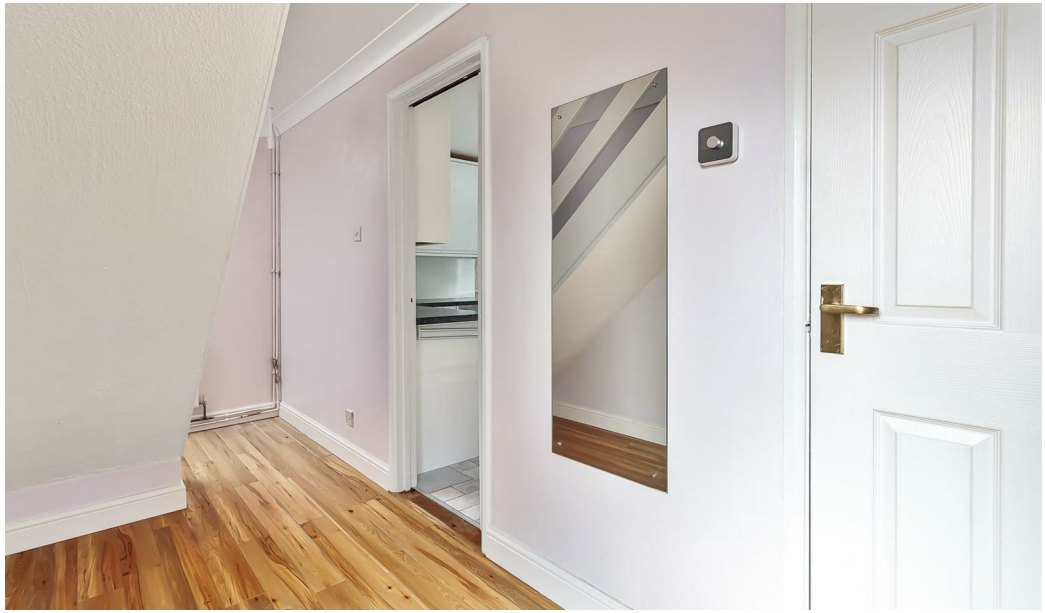
By appointment with the agents.

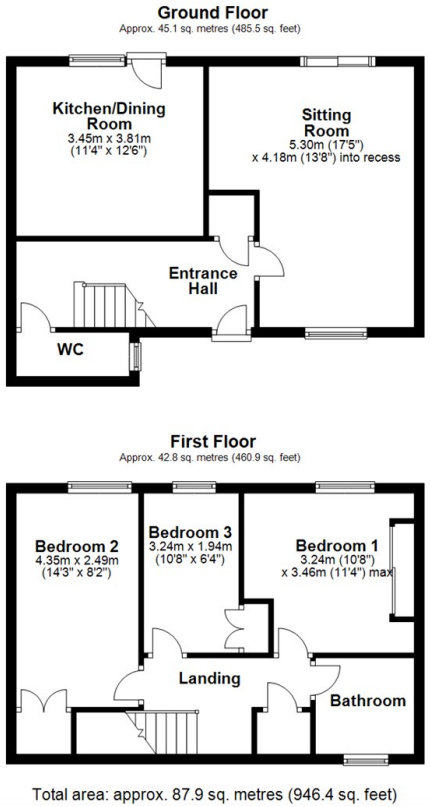
Special Notes

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

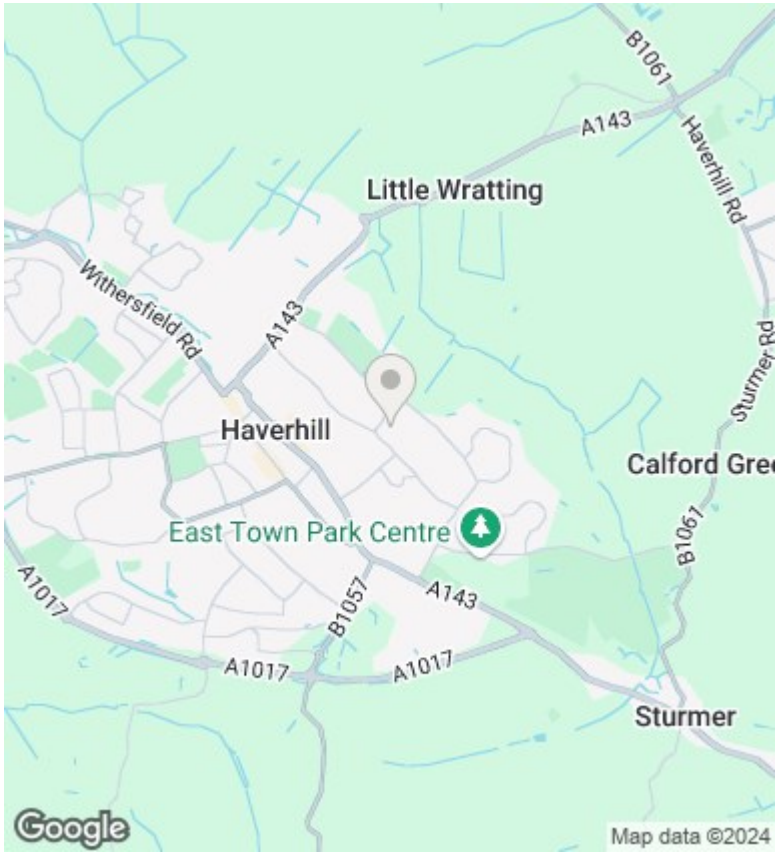
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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





Total area: approx. 87.9 sq. metres (946.4 sq. feet)



Viewings

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

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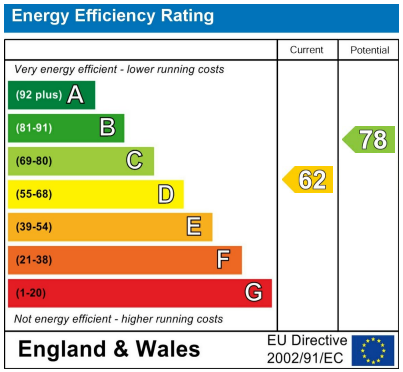

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