JAMIE WARNER
ESTATE AGENTS

14 Downs Place, Haverhill, CB9 9LD

£235,000

- No onward chain
- Characterful Victorian cottage
- Two double bedrooms
- Peaceful tucked-away location
- Sitting room with fireplace
- Stylish four-piece bathroom
- Garden room/home office
- Dining room with wood burner
- Private rear garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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CHARMING TWO BEDROOM COTTAGE – NO ONWARD CHAIN
This characterful Victorian cottage is tucked away in a peaceful setting yet just a short walk from the town centre and its amenities. Offering two double bedrooms, a stylish bathroom, cosy living spaces with feature fireplaces, a practical kitchen and utility area, plus a private rear garden with a versatile garden room and gated access to parking. Sold with no onward chain, making it an ideal move-in-ready home.

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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.

GROUND FLOOR

Sitting Room – 3.66m (12') x 3.15m (10'4")
A charming front reception room featuring an open fireplace set within a mock Victorian surround with tiled hearth and timber mantle, perfect for cosy evenings. A large front window fills the room with natural light, complemented by a radiator and attractive oak flooring.

Hall
A welcoming hallway giving access to the dining room and stairs to the first floor.

Dining Room – 3.66m (12') x 3.48m (11'5")
A wonderful space for entertaining or family meals with a feature fireplace housing a cast-iron wood burner on a tiled hearth. The room enjoys a view to the rear garden, has a radiator, and continues the oak flooring. Open-plan stairs rise to the first floor and the room flows naturally through to the kitchen.

Kitchen – 2.74m (9') x 2.31m (7'7")

Beautifully styled with a range of base units topped with solid oak work surfaces and a butler-style sink with swan-neck mixer tap. There is space for a cooker, a side-facing window, radiator, and practical tiled flooring. The kitchen leads directly to the utility area.

Utility Area – 2.31m (7'7") x 1.10m (3'7")
A useful space with oak worktop, plumbing for a washing machine, and room for an American-style fridge/freezer. It also houses the wall-mounted gas combination boiler and has a rear-facing window with tiled flooring.

FIRST FLOOR

Landing
Providing access to both bedrooms and the bathroom.

Bedroom 1 – 3.66m (12') x 3.15m (10'4")
A bright and generous double bedroom with a front aspect window, decorative Victorian-style fireplace, radiator, and laminate wood-effect flooring.

Bedroom 2 – 3.52m (11'6") x 2.74m (9')
A comfortable second double bedroom overlooking the rear garden with radiator and wooden flooring.

Bathroom
A stylish four-piece suite including a roll-top bath with telephone-style mixer tap, pedestal wash hand basin, separate tiled shower enclosure with fitted power shower and glass screen, and a low-level WC. Finished with a heated towel rail, tiled floor, and rear window.

OUTSIDE

The property enjoys a charming cottage-style front garden set behind a picket fence, with space for a small bistro table and chairs — the perfect spot for a morning coffee.

To the rear is a private, low-maintenance garden arranged over two main levels with paved patio areas ideal for outdoor dining and entertaining, raised beds and planting borders adding greenery and colour, and steps leading to an additional seating terrace. There is a side gate giving access to the front garden and a further rear gate providing access to the driveway, making the space both practical and easy to maintain.

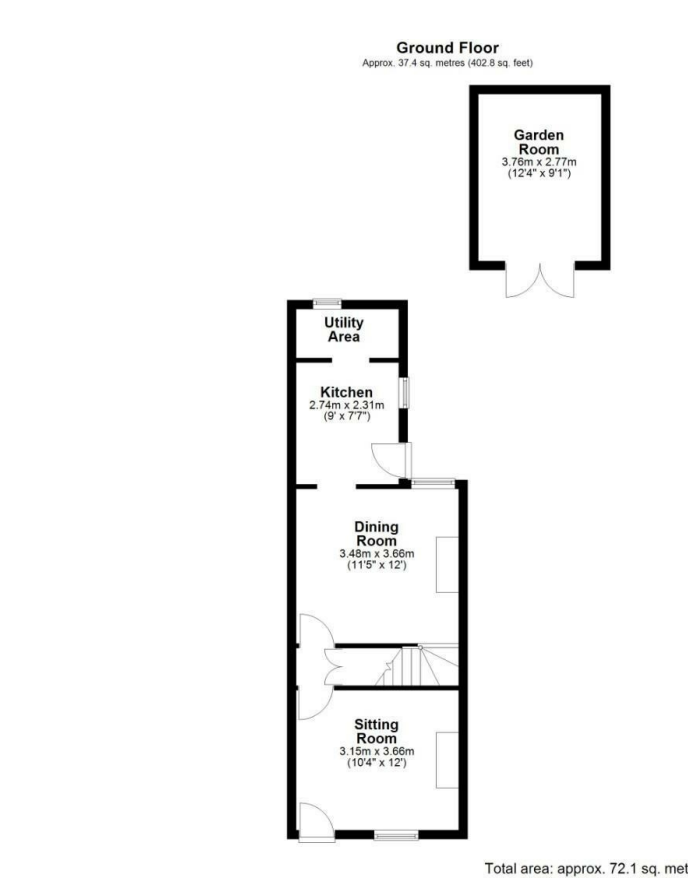
Garden Room – 3.76m (12'4") x 2.77m (9'1")
A versatile outbuilding with power and light, wooden flooring and French doors opening onto the garden — ideal as a home office, studio or relaxation space.

Viewings
By appointment with the agents.

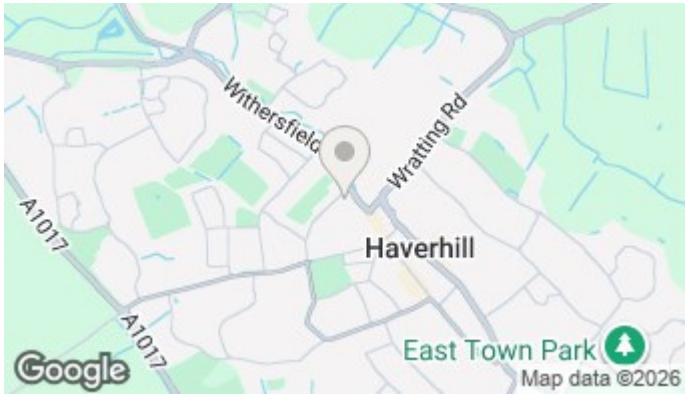
Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 72.1 sq. metres (775.7 sq. feet)



Viewings

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

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