JAMIE WARNER
ESTATE AGENTS

4 Apple Acre Road, Haverhill, CB9 7WE

Guide Price £300,000

- Generous townhouse with charm
- Fantastic kitchen and bathroom
- Off-road parking available
- Perfect for growing families
- Spacious sitting/dining room
- Downstairs WC included
- Breathtaking main bedroom suite
- Low-maintenance garden
- Gas central heating, double glazing

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

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

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This incredibly generous townhouse, situated on the Cambridge side of town, is absolutely perfect for a growing family or those just starting out. Inside, you'll discover the breathtaking main bedroom suite, featuring a dressing room and en suite bathroom — an absolute delight. Plus, there's a fantastic kitchen, a modern family bathroom, and a spacious sitting/dining room, each offering its own unique charm. Step outside and you'll be greeted by a low-maintenance garden, along with convenient off-road parking. This place has everything you've been looking for!

4 3 1 C

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

As you step inside through the double glazed entrance door, you're greeted by a spacious hallway. It features a radiator, wooden flooring, and a staircase leading to the first floor. There's also a convenient built-in cupboard. From here, you can easily access the downstairs WC, kitchen, and the inviting sitting/dining room.

WC

The wc is situated at the front and has a window. It's fitted with a two-piece suite, including a pedestal wash hand basin and a low-level WC. You'll also find tiled splashbacks and a radiator.

Kitchen

13'1" x 8'7"

The kitchen is equipped with a range of matching units at both base and eye level. There's ample worktop space, a 1+1/2 bowl stainless steel sink with a single drainer and mixer tap, and plumbing for a washing machine and dishwasher. You'll also find room for a fridge/freezer. The eye level electric fan assisted double oven is conveniently built-in, along with a four-ring gas hob with an extractor hood above. There's a window allowing plenty of natural light.

Sitting/Dining Room

16'2" x 15'7"

This spacious area boasts two radiators and beautiful French doors that lead to the rear garden, flooding the room with natural light. You'll also find a handy built-in cupboard.

Landing

Door to Storage cupboard., access to all first floor rooms, stairs leading to the second floor.

Bedroom 2

9'4" x 15'7"

This spacious and delightful double bedroom is larger than average. It boasts two windows to the front and a radiator.

Bedroom 3

13'3" x 8'0"

Bedroom 3 is another comfortable double bedroom with a window at the rear that offers a delightful view of the garden. It also features a radiator.

Bedroom 4

9'6" x 8'1"

This room also features a window at the back with a lovely view of the garden. It's a double bedroom with a radiator.

Bathroom

The main bathroom is equipped with a three-piece suite, including a panelled bath with an independent shower over and a glass screen. It also features a pedestal wash hand basin, a low-level WC, and tiled splashbacks. With a radiator for added comfort, it offers a relaxing and functional space.

Landing

Access to the main bedroom and dressing room.

Bedroom 1

14'7" x 15'7"

The main bedroom in this property is incredibly spacious and boasts a charming Bay window at the front. There is also a convenient alcove, perfect for wardrobes or storage-style furniture. With a radiator and a door leading to the ensuite, this bedroom truly offers both comfort and convenience.

En-suite

The bathroom features a three-piece suite, including a pedestal wash hand basin, a shower enclosure with a fitted electric shower and glass screen, and a low-level WC. It is adorned with tiled splashbacks and illuminated by a skylight, allowing natural light to flood in. There is also a radiator.

Dressing Room
6'8" x 6'7"
The dressing room beautifully complements and completes the 2nd floor. It seamlessly connects to the main bedroom over a small landing area. There is a lovely Skylight that brings in natural light and a radiator.

Outside
The back garden has a paved area right by the house. From there, a pathway leads to a gate, giving access to the allocated parking. The rest of the garden is adorned with decking, creating a charming space for relaxing and entertaining. It's thoughtfully landscaped with low-maintenance in mind.

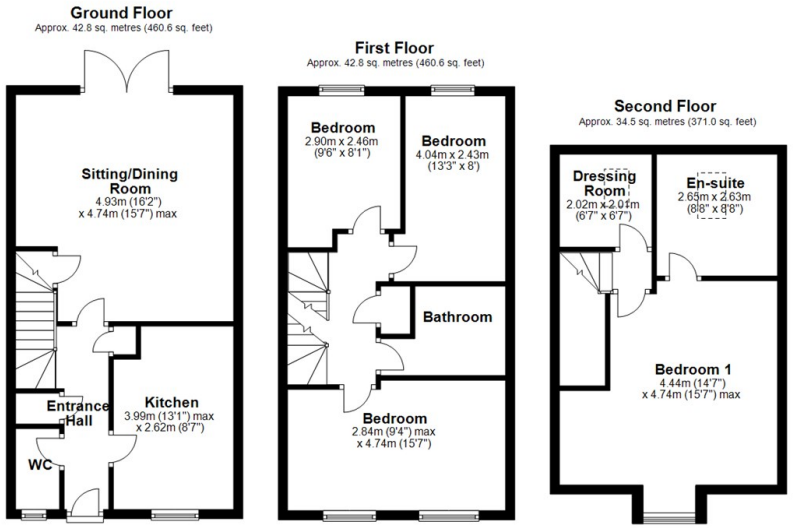
Allocated Parking
As mentioned earlier, there's a designated parking spot right next to the back garden gate. It's conveniently positioned, making parking hassle-free and easily accessible.

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. 120.0 sq. metres (1292.2 sq. feet)

Viewings

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

Council Tax Band C

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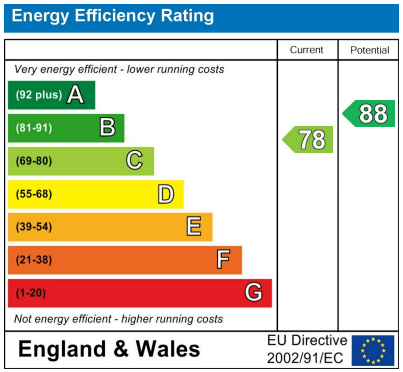

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