JAMIE WARNER
ESTATE AGENTS

21 Shetland Road, Haverhill, CB9 0LN

Guide Price £330,000

- Meticulously modernized family home
- Spacious sitting room with fireplace
- Beautiful oak doors throughout
- Stunning extended space
- Stylish bathroom suite
- Three generous bedrooms
- Captivating open-plan kitchen/family room
- Convenient downstairs WC
- Generous landscaped garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This incredible three-bedroom family home has undergone a meticulous modernization, resulting in an absolutely stunning and extended space. You'll find a captivating open-plan kitchen/family room with a vaulted ceiling, a spacious sitting area boasting a contemporary living flame effect fireplace, a stylish bathroom suite, and a convenient downstairs WC. Throughout the property, you'll notice beautiful oak doors, plus so much more! And let's not forget about the generous and landscaped garden, along with the added bonus of a single garage.

3 1 1

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 through the double glazed entrance door, you'll be greeted by a spacious hall. Here, you'll immediately notice the custom-made hallway unit, with a stylish oak bench underneath for you to remove shoes. This area also features convenient under-stairs storage cupboards, a radiator, and attractive karndean flooring. From here, you have easy access to all the rooms on the ground floor and there are stairs leading up to the first floor.

WC

This front-facing WC features a contemporary two-piece suite, complete with a vanity washbasin, concealed WC, and a heated towel rail. The karndean flooring adds a touch of elegance to this modern space.

Kitchen

10'5" x 8'1"

This stunning kitchen features a beautiful range of high gloss finish base and eye level units, complete with an oak worktop space. The 1+1/2 bowl ceramic sink unit with a mixer tap and tiled splashbacks adds both convenience and style. With plumbing for a dishwasher, space for a fridge/freezer and washing machine, this kitchen has everything you need. The window to the front brings in plenty of natural light, while the karndean flooring adds a touch of elegance. This kitchen seamlessly flows into the open plan Family/Dining Room, making it the perfect space for entertaining and everyday living.

Family/Dining Room

16'1" x 10'1"

Step into this beautifully designed space featuring matching high gloss finish cabinets with oak worktops, an island unit, and ample natural light from the two windows overlooking the garden. The room boasts a vaulted ceiling with two skylights, creating an inviting and airy atmosphere. Stay cozy with the radiator and enjoy the karndean flooring. Open up the French double doors to access the garden or retreat to the sitting room through the connecting door.

Sitting Room

14'3" x 17'0"

Step into the sitting room and appreciate the garden view through the side window. The room boasts a feature living flame effect fireplace, a radiator, and stylish karndean flooring. French doors seamlessly connect the room to the garden, while a door leads back to the entrance hall.

Landing

As you step into the landing, you'll notice the convenient loft access with a drop-down ladder. The fully boarded loft comes with a connected light, perfect for additional storage. On the landing, you'll find a built-in cupboard and easy access to all the first-floor rooms.

Bedroom 1

13'2" x 10'2"

A spacious double bedroom with a front-facing window and a cozy radiator. It comes complete with a fitted range of his and hers wardrobes, providing ample storage space.

Bedroom 2

11'9" x 8'4"

This lovely double bedroom features a window overlooking the garden, providing a pleasant view. It is complemented by a radiator for your comfort.

Bedroom 3

7'5" x 8'4"

This room boasts ample natural light streaming in through the rear window, highlighting the charming panelled Shaker style feature wall. Stay cozy with a radiator for added comfort.

Bathroom
This lovely space features a three-piece suite including a panelled bath with an independent shower and glass screen, a vanity wash hand basin with a mixer tap, and a low-level WC. You'll appreciate the full height tiling on all walls, along with the stylish black heated towel rail. Natural light streams in through the window in the front, complementing the tiled flooring.

Outside
The rear garden of the house is meticulously landscaped, wrapping around both the side and rear areas. A spacious porcelain patio extends along the rear, providing ample room for entertaining and relaxation. You'll find a convenient personal door that grants access to the single garage. Moving up from the patio, the main lawn showcases a couple of mature trees, as well as beautiful shrubs and flowers. Additionally, there is a peaceful shingled area, perfect for enjoying a good book. The garden features outside sockets and a garden tap for added convenience. Access to the front of the house is available through a gate, where you'll also find a bin store. The front garden boasts attractive grey block paving, adding to the property's overall appeal and curb value.

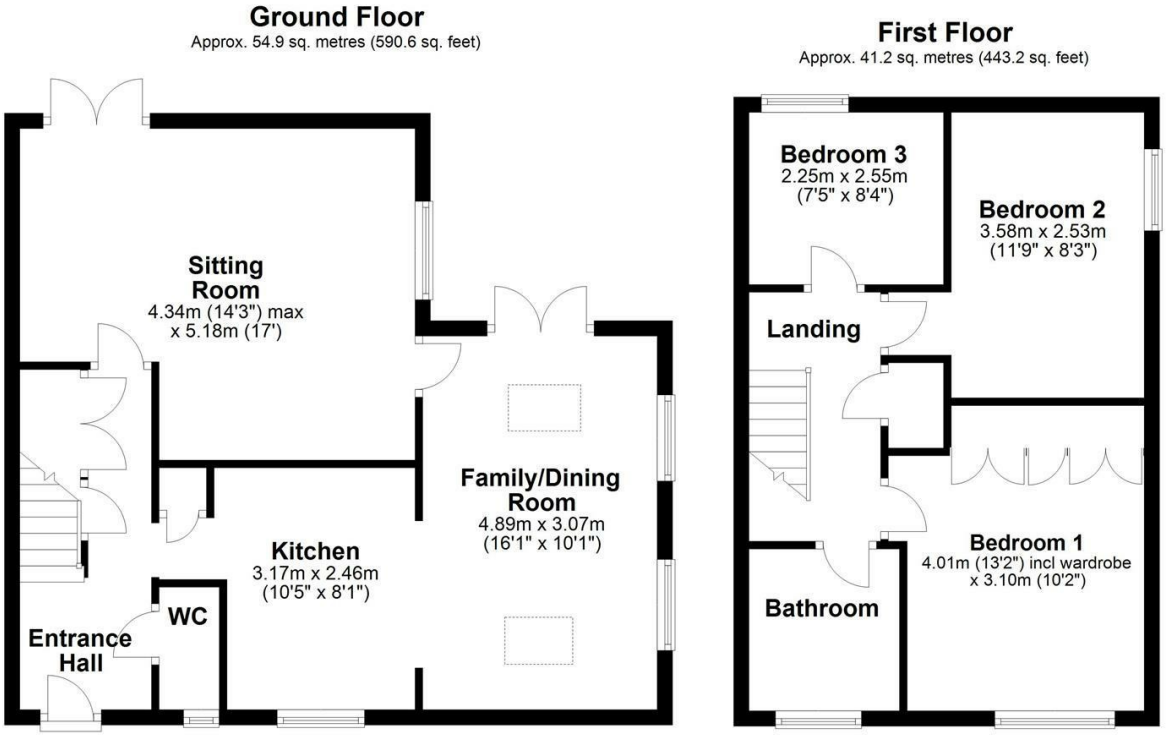
Garage & Drive
This property features a single attached garage with an electric roller door for convenient access. Inside, you'll find storage space within the eaves, along with power and lighting. A personal door leads to the garden, and there's a window at the rear. Outside, a stylish grey block paved 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. 96.0 sq. metres (1033.8 sq. feet)

Viewings

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

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