JAMIE WARNER
ESTATE AGENTS

2 Chaplains Close, Haverhill, CB9 0DT

£349,950

- Sought-after Hales Barn location
- Private two-home driveway
- Conservatory to rear
- No onward chain
- Spacious four-bedroom layout
- Gas radiator heating
- Pleasant corner plot
- Two reception rooms
- Garage and brick workshop

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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SPACIOUS FOUR-BEDROOM HOME ON HALES BARN

Located on the well-regarded Hales Barn development, this spacious four-bedroom family home occupies a pleasant corner plot and enjoys a private driveway serving only two properties. The house offers generous and versatile accommodation including three reception areas, a modern kitchen, and a conservatory opening onto attractive gardens. The property benefits from double glazing, gas radiator heating and is offered for sale with no onward chain.

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Council Tax Band: D

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

Entrance Hall
A welcoming entrance with radiator, stairs rising to the first floor and a useful built-in understairs cupboard providing additional storage.

WC
Window to side, fitted with a modern two-piece suite comprising vanity wash hand basin and low-level WC with tiled splashbacks.

Sitting Room 4.72m (15'6") x 3.70m (12'2")
A bright dual-aspect room featuring a bow window to the front, additional side window and radiator.

Dining Room 4.22m (13'10") x 2.79m (9'2")
An ideal entertaining space with radiator and patio doors opening to the conservatory, offering a lovely flow through the ground floor.

Conservatory 2.79m (9'2") x 2.67m (8'9")
A versatile addition to the home, of half brick and uPVC double-glazed construction with polycarbonate roof, power connected, two radiators and French doors leading to the garden.

Kitchen 3.99m (13'1") max x 2.74m (9'0")
Beautifully fitted with a matching range of base and eye-level units complemented by round-edged worktops and tiled flooring. Features include a 1½ bowl sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, fitted electric double oven, five-ring hob with extractor hood, and windows to the rear and side aspects.

FIRST FLOOR

Landing
With window to side.

Bedroom 1 4.22m (13'10") x 2.79m (9'2")
A generous double bedroom with window to rear, fitted wardrobes and radiator.

Bedroom 2 4.02m (13'2") max x 2.74m (9'0")
Another well-proportioned double bedroom with window to rear, fitted wardrobes with overhead storage, radiator.

Bedroom 3 3.61m (11'10") x 2.96m (9'8") incl. cupboard
Window to front, radiator, and built-in double storage cupboard.

Bedroom 4 2.58m (8'5") x 2.09m (6'10")
Window to front, radiator.

Bathroom
Fitted with a stylish four-piece suite comprising panelled bath with mixer tap, vanity wash hand basin, tiled double shower enclosure with glass screen, and low-level WC. Fully tiled walls and heated towel rail complete the finish.

OUTSIDE

The property enjoys established gardens to the front, side and rear, creating an attractive and private setting. The rear garden features a generous paved patio area and further gravelled sections, providing a low-maintenance space ideal for relaxing or entertaining. A greenhouse and planted borders add interest and colour, while a selection of mature shrubs and small trees offer a pleasant backdrop.

To the side of the property is an additional area of garden laid mainly to lawn with a variety of plants, hedging and climbing foliage to the walls, giving the home a charming and well-tended appearance. A gated access from the rear garden leads through to the driveway and side garden for added convenience.

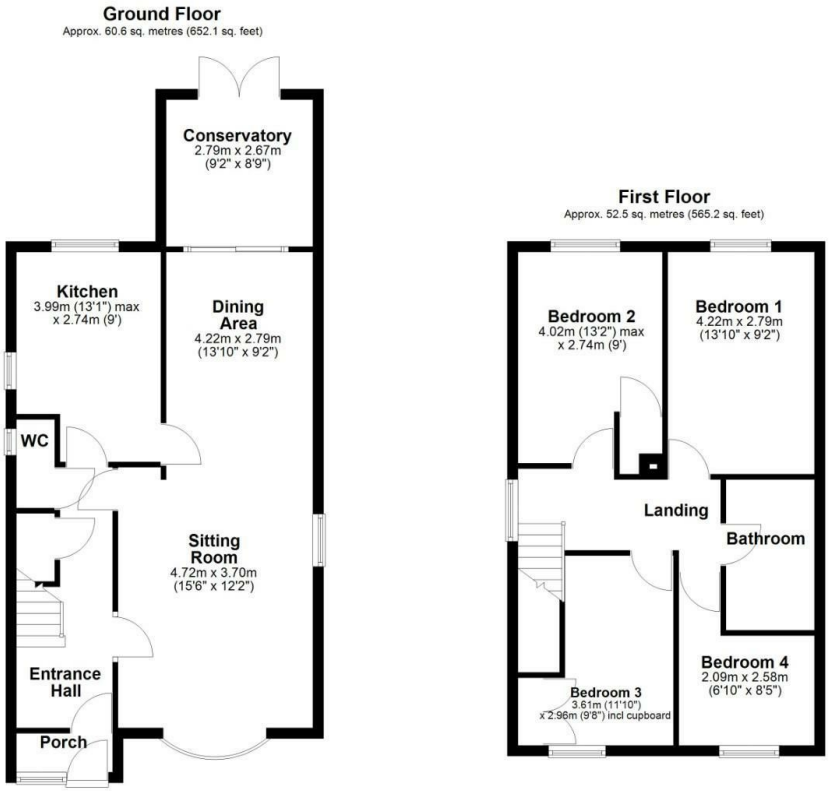
A private driveway, serving only this property and the neighbouring home, provides off-road parking and leads to a single garage with power and light connected. Within the garden, a personal door gives access to a brick-built workshop connected to the garage, offering excellent storage or hobby space.

Viewings
By appointment with the agents.

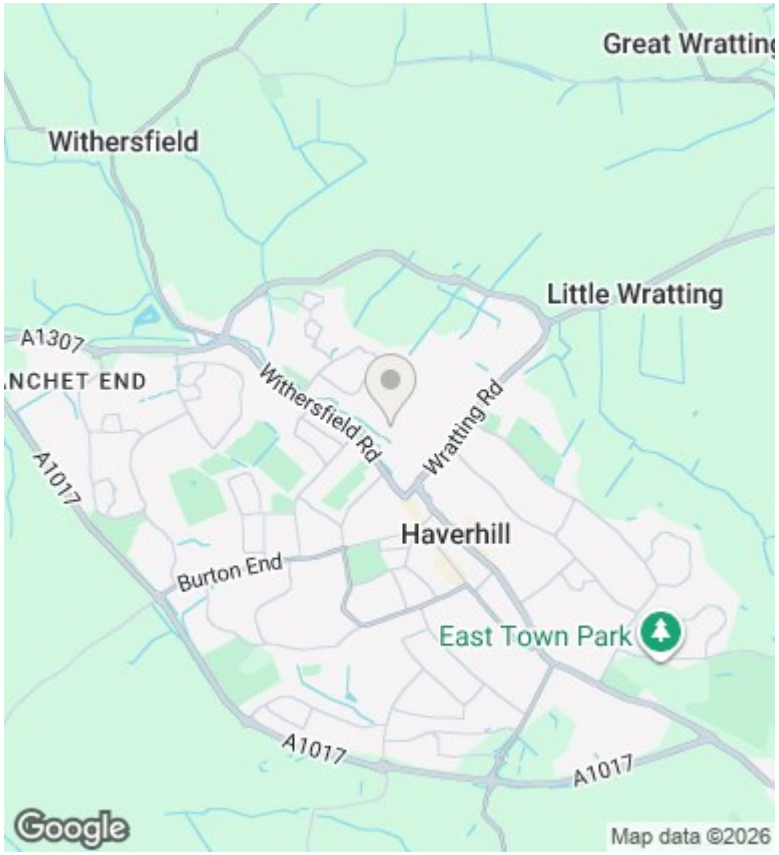
Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 113.1 sq. metres (1217.3 sq. feet)



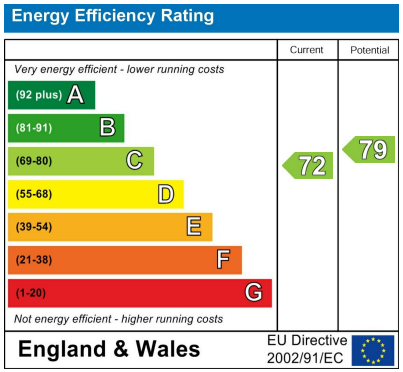
Directions

Viewings

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

Council Tax Band

C



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