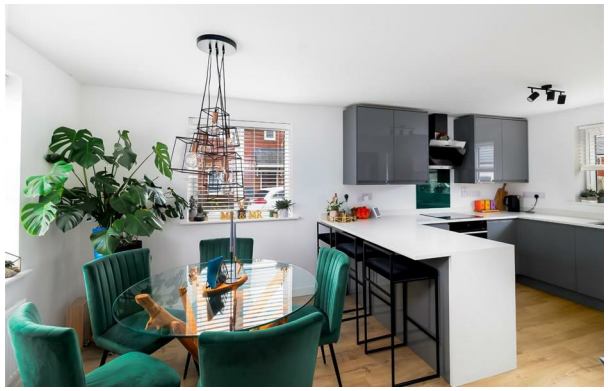
JAMIE WARNER
– ESTATE AGENTS –



10 Orbell Avenue, Little Wratting, Haverhill, CB9 7JY

£335,000

- Three-bedroom detached home
- Bright triple-aspect dining area
- Spacious en suite shower room
- Located in Boyton Place
- Double-aspect stylish sitting room
- Single garage with driveway
- Newly fitted modern kitchen
- Landscaped rear garden space
- Sleek bathroom and downstairs WC

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

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

10 Orbell Avenue, Haverhill CB9 7JY

An exceptional three-bedroom detached home situated in the sought-after Boyton Place development, offering a perfect blend of modern living and refined elegance. Enhanced by the current owners, the property features a stunning newly fitted kitchen with integrated appliances, complemented by a matching utility room. The triple-aspect kitchen/dining room is a bright and inviting space, while the double-aspect sitting room exudes style and comfort.
The rear garden has been beautifully landscaped, creating a delightful outdoor space ideal for relaxation or entertaining. Inside, the house is thoughtfully designed with a convenient downstairs WC, a sleek modern bathroom, and a spacious en suite to the principal bedroom.
Practicality meets sophistication with the inclusion of a single garage and a block-paved driveway, providing ample parking. This is a truly standout home, meticulously presented and waiting to welcome its new owners.

3 2 1 B

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

A welcoming entrance hall featuring elegant Karndean flooring, complete with a staircase leading to the first floor and practical storage space tucked neatly beneath. One door opens to the kitchen and dining room, while another leads to the sitting room.

Sitting Room

18'5" x 10'2"

A beautifully light-filled, dual-aspect room featuring a front-facing window, French doors opening to the garden, two radiators, and elegant Karndean flooring.

Kitchen/Dining Room

18'5" x 9'5"

This stunning triple-aspect room has been thoughtfully modernized by the current owners, boasting an attractive and contemporary design. It features a sleek range of high-gloss base and eye-level units with ample worktop space, complemented by a matching breakfast bar. The kitchen is equipped with a stainless steel sink, integrated fridge/freezer, and dishwasher, as well as a fitted eye-level fan-assisted oven and a built-in four-ring induction hob with an extractor hood. Windows at the front, side, and rear flood the space with natural light, while the rear window provides charming views of the garden.. Additional highlights include two radiators, Karndean flooring, and convenient access to the utility room.

Utility Room

5'2" x 6'2"

Featuring matching base and wall units designed in the same style as the kitchen, this area offers ample worktop space and includes an integrated washing machine. Additional features include a radiator, Karndean flooring, a door leading to the garden, and convenient access to the WC.

WC

This modern suite boasts a sleek pedestal wash hand basin with a mixer tap, a low-level WC, and a radiator, all beautifully enhanced by Karndean flooring.

Landing

Window to rear, built-in storage cupboard, loft access.

Bedroom 1

14'3" x 10'5"

The main bedroom is notably spacious, offering more room than typically found in homes within this price range. It features a rear-facing window with a pleasant view of the garden, a radiator for comfort, and a door leading to the en suite.

En-suite

Like the main bedroom, the en suite is generously sized and could be reconfigured to include a bath if desired. It features a three-piece suite, comprising a pedestal wash hand basin with a mixer tap, a tiled shower cubicle with a fitted shower and glass screen, and a low-level WC. The walls are half-tiled for a clean and polished look, while a front-facing window allows natural light to brighten the space. Additional features include a radiator and durable Karndean flooring, creating a practical yet stylish finish.

Bedroom 2

10'5" x 7'6"

The second bedroom is a double room featuring a front-facing window and a radiator.

Bedroom 3

7'8" x 9'5"

The third bedroom is a spacious single room featuring a rear-facing window with a view of the garden and a radiator for added comfort.

Bathroom

Featuring a three-piece suite that includes a panelled bath with a mixer tap, a pedestal wash hand basin with a mixer tap, and a low-level WC. The bathroom is complemented by tiled splashbacks, a front-facing window, a radiator, and stylish Karndean flooring for a polished finish.

Outside

The current owners have thoughtfully landscaped the garden, creating a delightful space perfect for both relaxation and entertaining. The main section features a well-maintained lawn bordered by an elegant flower bed along one side, showcasing a vibrant array of shrubs. A charming pathway meanders from the house to a sunken patio, offering a serene seating area ideal for unwinding or hosting guests. Additional charm is provided by a shingle flower bed, adding texture and character to the space. The property also benefits from a convenient personal door leading directly to the garage.

At the front, the garden has been beautifully designed with an attractive array of shrubs, enhancing the property's kerb appeal with a soft, welcoming touch.A central pathway leads to the entrance door,

Garage & Driveway

A single garage featuring an up-and-over door, with power, lighting, and eaves storage space. The garage is complemented by a block-paved driveway, offering convenient off-road parking.

Residents management contribution

The vendor informs us the annual amount is currently set at £105.

Viewings

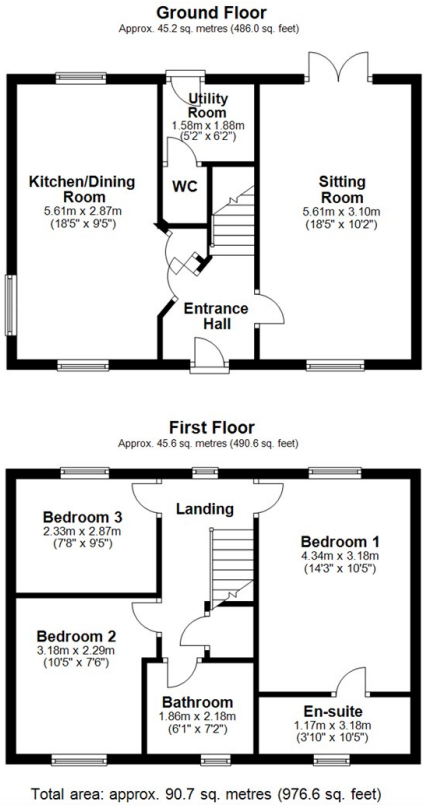
By appointment with the agents.

Special Notes

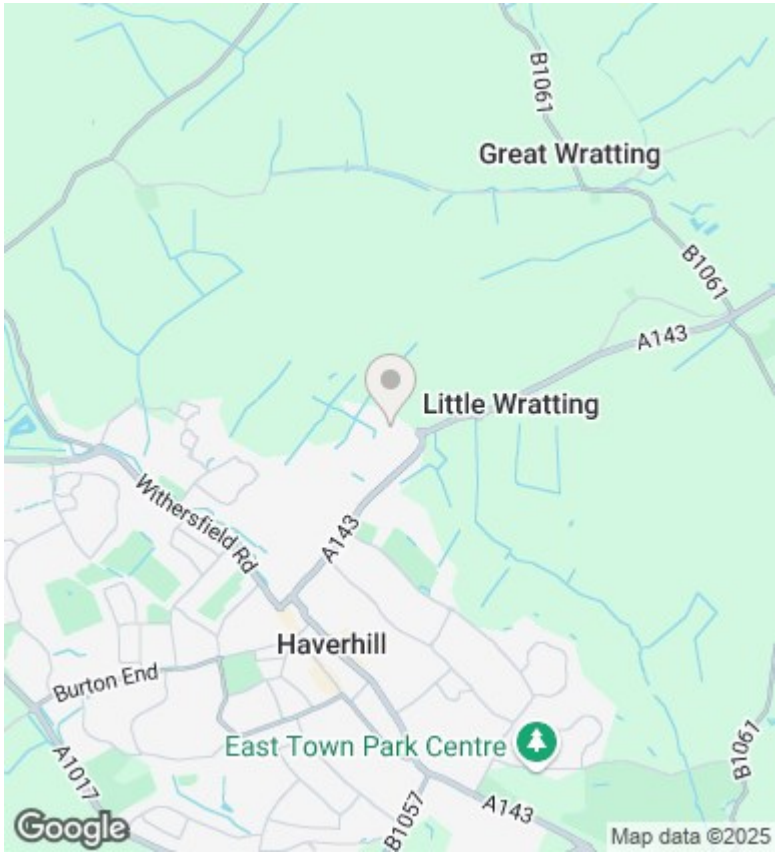
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

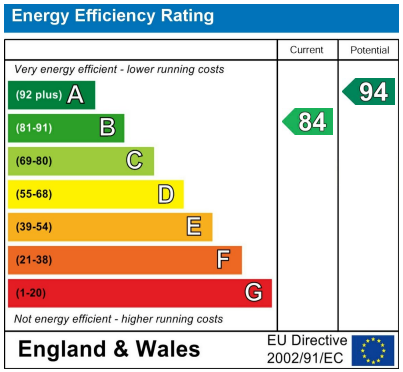


Total area: approx. 90.7 sq. metres (976.6 sq. feet)



Viewings

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



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

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