JAMIE WARNER
ESTATE AGENTS

101 Crowland Road, Haverhill, CB9 9LP

Guide Price £225,000

- Three Generous Bedrooms
- Modern Bathroom Suite
- Backing Onto a Playing Field
- Sitting Room With Wood Burner
- Double Glazing & Gas Central Heating
- Short Stroll to Shops & Recreation Ground.
- Spacious Kitchen/Dining Room
- Lovely Rear Garden
- New Boiler Installed - August 2023

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Discover this charming 3-bed family home nestled in a non-estate elevated position with a view of the playing field. Featuring a spacious kitchen/dining area, cozy sitting room with a cast-iron wood burner, and a stylish modern bathroom suite. Just a short stroll from the local recreation ground and town centre amenities and popular Schools. Your perfect blend of comfort and convenience awaits!

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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.

Entrance Hall

Entrance door, Radiator, Staircase leading to the first floor, Door to:

Sitting Room

12'2" x 13'10"

This delightful room features a front-facing window that lets in natural light. It boasts an open fireplace with a cast-iron wood burner and a timber mantle above. The room is complete with a radiator, wooden flooring, and a convenient built-in storage cupboard.

Kitchen/Dining Room

9'3" x 16'10"

This spacious area features matching base and eye-level units with rounded worktops, a sink unit with a single drainer and mixer tap, plumbing for a washing machine and dishwasher, room for a fridge/freezer and cooker, a rear window with garden views, and oak flooring. There is a wall mounted gas fired boiler serving the heating and domestic hot water (Replaced in August 2023).

Rear Lobby

Double doors leading to a built-in cupboard, a door opening to the garden, and another door leading to the bathroom.

Bathroom

Comprising a three-piece suite, this bathroom boasts a panelled bath with an independent electric shower and mixer tap, a vanity wash hand basin with a mixer tap, and a low-level WC. Enhanced with tiled splashbacks, a heated towel rail, a rear window, and tiled flooring.

Landing

Loft access, access to all first floor bedrooms.

Bedroom 1

10'3" x 13'11"

Bedroom 1 is a spacious double bedroom, flooded with natural light from the front window. It features a radiator and a built-in double cupboard for added convenience.

Bedroom 2
11'1" x 8'4"
Bedroom 2 is another well-proportioned room with a window to the rear offering a view of the garden and a radiator.

Bedroom 3
8'0" x 8'1"
Bedroom 3 boasts a window to the rear with a view of the garden, wooden flooring, and a radiator.

Outside
The property features a spacious rear garden, meticulously tended to and nurtured by the current owners, offering a delightful view over a nearby playing field. A generous seating area adjacent to the house creates a perfect space for both entertaining and unwinding, leading to the well-maintained lawn area adorned with beautiful flower and shrub borders. At the end of the garden sits a charming timber shed. Enclosed by timber fencing, the garden allows exclusive access for residents along the rear of the house.

Viewings
By appointment with the agents.

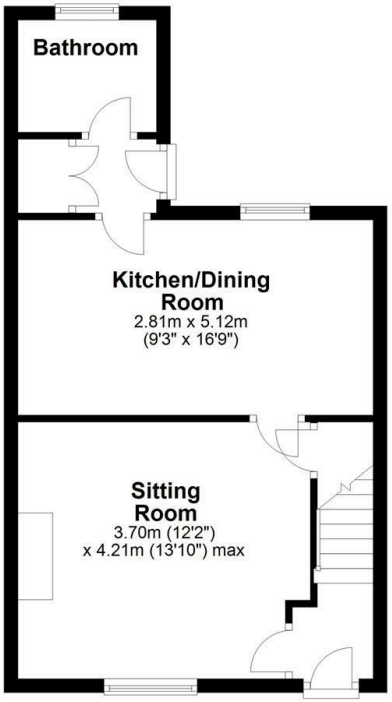
Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

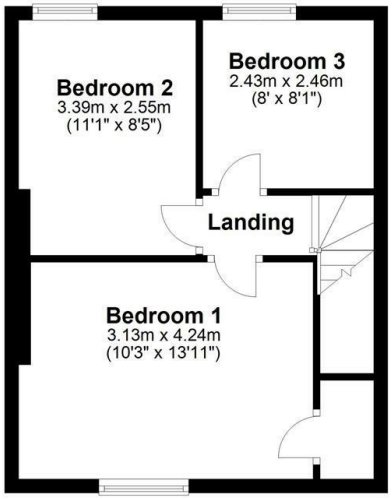
Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)

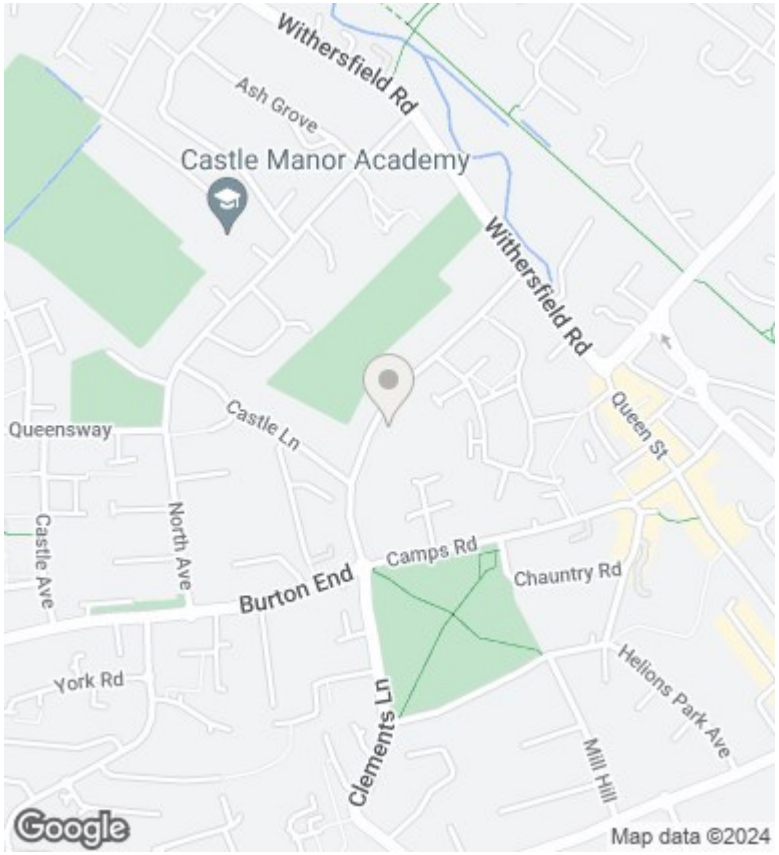


First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.2 sq. feet)

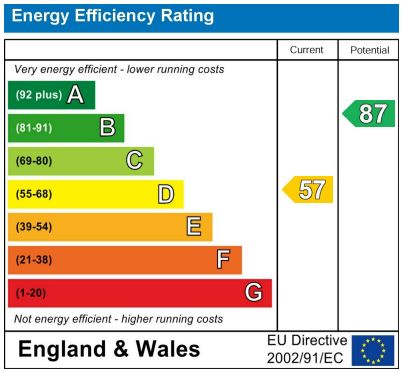


Viewings

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

Council Tax Band B

B



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