JAMIE WARNER

– ESTATE AGENTS –

7 Hudson Close, Haverhill, CB9 0LF

Guide Price £260,000

- Charming three-bedroom home
- Beautiful bathroom suite
- Delightful cul-de-sac location
- Walkable to local school
- Landscaped front and rear gardens
- Convenient driveway and carport
- Extended kitchen/breakfast room
- Double glazing and central heating
- Numerous improvements made

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Welcome to this charming three-bedroom detached family home, located on a delightful cul-de-sac within easy walking distance of a popular local school. This property boasts numerous improvements, including an extended kitchen/breakfast room and a beautifully designed bathroom suite. Step outside and you'll discover mature landscaped gardens both at the front and rear of the property, providing a picturesque setting. In addition, there is a convenient driveway and carport, ensuring ample parking space.

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Council Tax Band: C

Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

GROUND FLOOR

Entrance Hall

Lounge/Dining Room

This room offers plenty of natural light with a uPVC window at the front and sliding patio doors that open onto the rear garden. It features an under stairs storage cupboard, two radiators, and a door leading to the kitchen.

Lounge Area:

14' x 13'1"

Dining Area:

9'11" x 8'0"

Kitchen/Breakfast Room

17'3" x 7'8"

The extended kitchen features a beautifully refitted range of white gloss finish eye and base level units. These are accompanied by square edge worksurfaces and a matching breakfast bar, perfectly complemented by Techwall splashbacks. The kitchen also includes a built-in eye level oven and grill, a four-ring gas hob with an extractor fan overhead, and space for a washing machine and a fridge freezer. Furthermore, there is an inset stainless steel sink and drainer with a mixer tap over, as well as a uPVC window overlooking the rear garden and a door providing easy access to it. Lastly, the kitchen boasts tiled flooring, adding to its overall appeal.

FIRST FLOOR

Landing

The landing features a uPVC double glazed window to the side aspect, along with an airing cupboard that houses the gas combi boiler. There are doors that lead to the bedrooms and the family bathroom.

Bedroom 1

12'4" x 9'3"

This spacious double room features a uPVC double glazed window offering a picturesque view of the rear garden. The room is also equipped with a radiator.

Bedroom 2

11'5" x 7'10"

Another double bedroom featuring a uPVC double glazed window to the front, providing ample natural light. A radiator is also included.

Bedroom 3

8'5" x 8'2"

This spacious single bedroom features a radiator and a uPVC double glazed window overlooking the front, allowing for plenty of natural light.

Bathroom

This modern family bathroom features a concealed cistern low level WC, wash hand basin, and panelled bath. It boasts full tiling to the floor and walls, as well as a heated towel rail.

Outside

At the front of the property, you'll find a well-kept garden with mature shrubs and

borders. It is enclosed by railway-style sleepers and features steps leading up to the front door. On the side, there is a convenient carport providing off-road parking for two vehicles. Access to the rear garden is through a side gate, which is surrounded by wooden panel fencing for added privacy. The garden itself is fully enclosed and offers an immediate patio area perfect for outdoor dining. A few steps lead up to the rest of the garden, which is mostly laid to lawn and adorned with beautiful, well-maintained shrubs and borders. An outside tap is available for your convenience, and a spacious shed is included with the property.

Carport & Parking

The driveway offers off-road parking for two vehicles, with one of them conveniently situated under an attached car port.

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.

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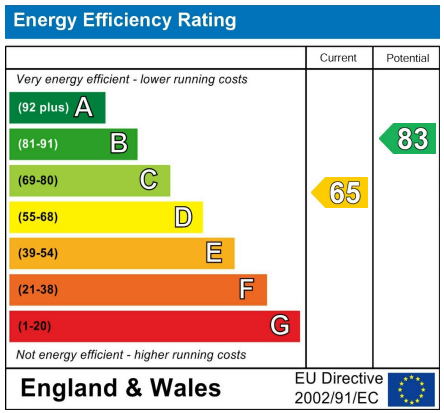
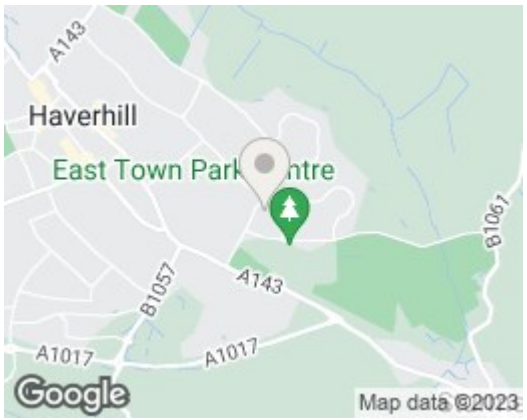
Approx. gross internal floor area 76 sqm (825 sqft)





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