JAMIE WARNER

– ESTATE AGENTS –

3 Boleyn Way, Haverhill, CB9 9PH

Guide Price £280,000

- Three Bedrooms
- Fitted Kitchen
- Garage & Parking
- Three Reception Rooms
- Downstairs WC
- Cambridge Side Of Haverhill
- Stunning Extension
- South-Facing Landscaped Garden

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

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

3 Boleyn Way, Haverhill CB9 9PH

Welcome to this deceptively spacious 3 bedroom home, situated in a popular location on the Cambridge side of Haverhill. This property boasts versatile accommodation that has been extended to provide a stunning, light and open plan living space. On the ground floor you'll find 3 reception rooms, a downstairs WC and direct access into the south facing low maintenance landscaped garden. There is also a single garage and off street parking for convenience.

3 1 3 C

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.

ENTRANCE HALL

Stairs to first floor, radiator, door to:

WC

Double glazed window, WC, wash basin, radiator.

LOUNGE

14'9" x 10'6"

Double glazed window to front, wooden flooring, radiator, open plan to dining/family room.

DINING ROOM/FAMILY ROOM

19'0" x 8'2"

A stunning extension providing a fantastic space marrying seamlessly into the orignal layout. A high ceiling with Velux windows, coupled with low level windows allows for plenty of natural light, there are also French doors opening out to the landscaped garden. An oak bar straddles nicely between this entertaining space and the kitchen.

KITCHEN

12'7" x 6'11"

Fitted with a range of base & eye level unit with worktops over, inset sink & drainer, space & plumbing for appliances, acces back to the entrance hall.

STUDY

(Currently used as a fourth bedroom) Window to front, radiator.

LANDING

Access to all rooms, loft access, window to rear.

BEDROOM ONE

10'5" x 26'10"

Double glazed window, built in double cupboard, radiator.

BEDROOM TWO

9'0" x 9'6"

Double glazed window, built in cupboard, radiator.

BEDROOM THREE

7'6" x 6'0"

Double glazed window to rear, radiator.

BATHROOM

Double glazed window, suite comprising a panelled bath with shower over, WC, wash basin, radiator.

OUTSIDE

Enjoy a stunning, low-maintenance rear garden that's perfect for relaxation. The area features a delightful patio near the house, a two-tiered artificial lawn bordered with railway-style sleepers, and a paved area at the head of the garden. Plus, there's a convenient storage shed and gated access leading to the garage and parking.

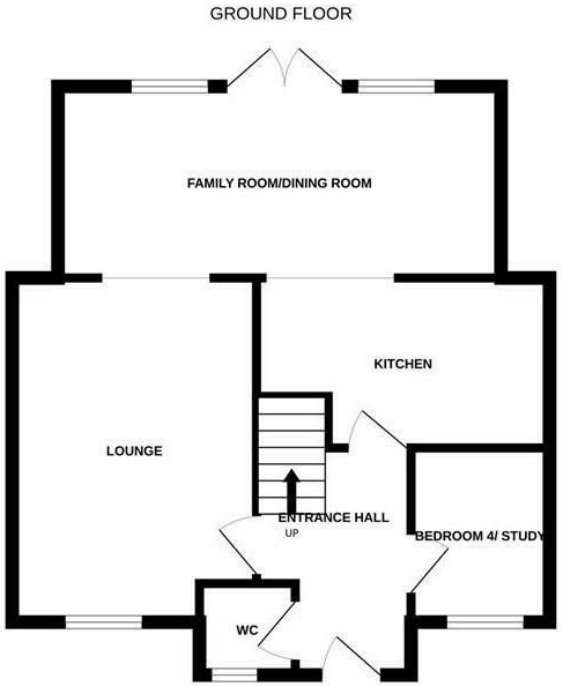
GARAGE & PARKING

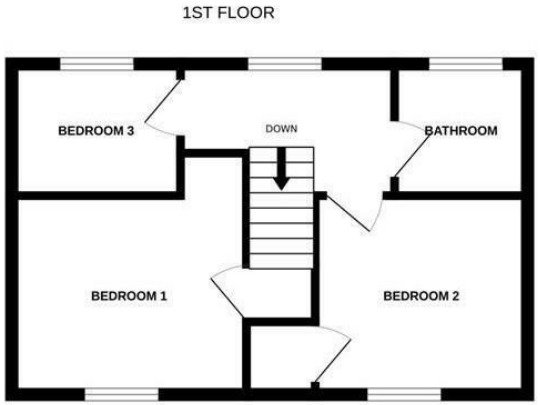
To the rear of the property is a single garage with up & over door & parking in front. Additional on street parking is available to the front of the property.

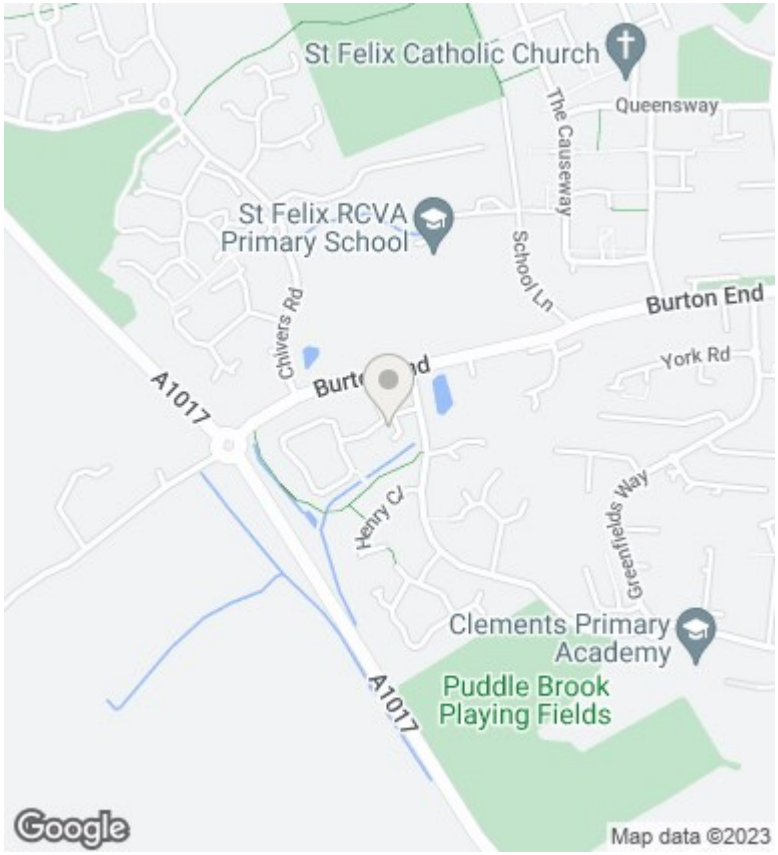
Viewings

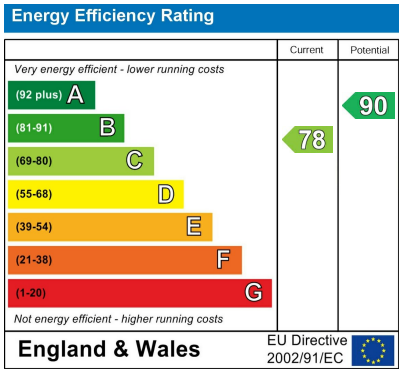
By appointment with the agents.

Garage & Parking









Viewings

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

Council Tax Band C

B

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

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