JAMIE WARNER
ESTATE AGENTS







17 Hanchett End, Haverhill, CB9 7GE

Price Guide £450,000

- Detached four-bedroom home
- One of only three built
- Open-plan sitting room with wood burner
- Spacious L-shape conservatory
- Quiet lane on Haverhill outskirts
- Bright kitchen and dining room
- Chain-free sale
- All bedrooms with built-in storage
- Garage and parking

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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RARELY AVAILABLE DETACHED four-bedroom family home, set in an ELEVATED POSITION along a quiet lane on the outskirts of Haverhill. One of just THREE PROPERTIES OF THIS TYPE, this CHAIN-FREE home offers spacious and versatile accommodation ideal for modern family living. The ground floor includes an open-plan sitting room with feature wood burner, a generous kitchen, and a stylish dining room, along with a bright L-shaped conservatory overlooking the garden. Upstairs are four well-proportioned bedrooms — ALL WITH BUILT-IN STORAGE — including a main with en-suite, plus a modern family bathroom. Outside, the property enjoys a generous rear garden, GARAGE AND PARKING. A superb opportunity in a private, elevated position with convenient access to town.

4 2 3

Council Tax Band: E





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.

Accommodation

Entrance Hall
A welcoming entrance hall with stairs rising to the first floor. Doors lead to the sitting room, kitchen, and a convenient ground floor WC.

WC
Fitted with a modern two-piece suite comprising a vanity wash hand basin with mixer tap and tiled splashbacks, and a low-level WC. Finished with wooden flooring for a smart, contemporary touch.

Sitting Room – 4.70m (15'5") x 3.48m (11'5")
A bright and spacious reception room with a window to the front and a beautiful open fireplace with marble surround, cast iron wood burner, and timber mantle — perfect for cosy evenings. Open plan to:

Lounge Area – 3.48m (11'5") x 2.69m (8'10")
A versatile additional sitting space with French doors opening into the conservatory and double doors leading to the kitchen. Ideal for entertaining or relaxing with family.

Kitchen – 4.37m (14'4") x 2.69m (8'10")
Stylishly fitted with a range of base and eye-level units topped with oak work surfaces, incorporating a single drainer sink with mixer tap, integrated dishwasher, and space for a range cooker with extractor hood over. Dual rear-facing windows enjoy views over the garden. Wooden flooring continues through to:

Dining Room – 4.70m (15'5") x 2.51m (8'3")
A superb multi-purpose room with front-facing window, continued wooden flooring, and a matching range of base and wall units with oak worktops. Includes plumbing for a washing machine. A door from here opens out to the rear garden.

Conservatory
A generous L-shaped conservatory of half-brick and uPVC double-glazed construction, complete with polycarbonate roof, power points, lighting, and radiator. This lovely space offers uninterrupted views over the rear garden and access via French doors — perfect for year-round enjoyment.

First Floor

Landing
With built-in storage cupboard and access to all first floor rooms.

Bedroom 1 – 3.76m (12'4") x 3.03m (9'11") plus 0.09m (0'3") x 0.09m (0'3")
A well-proportioned main bedroom with front-facing window and two built-in double wardrobes providing excellent storage.

En-suite
Fitted with a three-piece suite including a pedestal wash hand basin with swan neck mixer tap, tiled shower enclosure with power shower, and low-level WC. Tiled splashbacks, window to the side, and radiator.

Bedroom 2 – 3.48m (11'5") x 2.69m (8'10")
Rear-facing double bedroom with built-in cupboard and a pleasant view over the garden.

Bedroom 3 – 3.88m (12'9") x 2.38m (7'10")
A bright and spacious bedroom with window to the front and built-in cupboard.

Bedroom 4 – 3.01m (9'10") max x 2.38m (7'10")
Rear-facing bedroom with built-in cupboard and wooden flooring — an ideal home office, nursery or fourth bedroom.

Bathroom
Stylishly appointed with a panelled bath and independent power shower over with glass screen, wall-mounted vanity wash hand basin with swan neck mixer tap, and low-level WC.

Fully tiled walls, heated towel rail, rear-facing window, and tiled flooring.

Outside
The front garden is attractively landscaped and enjoys an elevated position above the garage and driveway, which sit at street level in front of the boundary wall. The garden is enclosed by smart brick retaining walls with wrought iron railings, and a central stepped pathway with paved landings rises to the front entrance, complete with a metal handrail for convenience.

Neatly maintained lawns flank the path on either side, with established borders, specimen planting, and a pergola with climbing plants adding structure and character. A side gate provides direct access through to the rear garden.

The rear garden is a delightful and private outdoor space, thoughtfully landscaped and well stocked with mature trees, established planting, and seasonal colour. A paved terrace wraps around the rear of the property, providing a practical space for outdoor use, with brick retaining walls leading to a gently elevated lawn.

The upper level is bordered by trees and hedging, offering privacy and dappled shade, and includes a timber storage shed tucked into one corner. Raised borders and decorative features add interest and structure to the garden, while a handrail leads from the patio to the lawn for easy access. A paved path continues around the property, providing gated access to the front.

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.









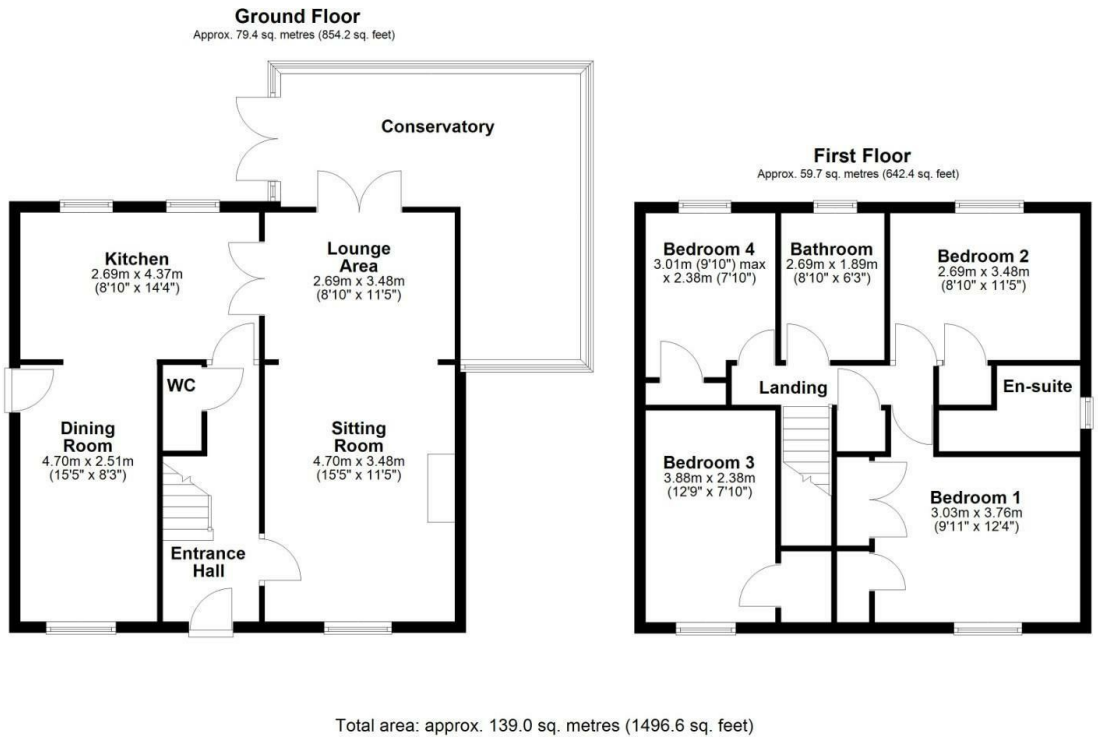












Total area: approx. 139.0 sq. metres (1496.6 sq. feet)

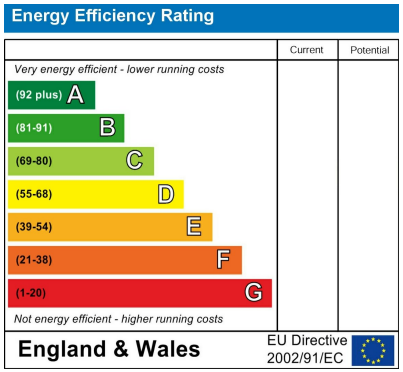


Directions

Viewings

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

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