JAMIE WARNER
– ESTATE AGENTS –

2 Goldings Close, Haverhill, CB9 0EQ

Offers Over £400,000

- Four Generous Bedrooms
- Modern Bathroom Suite
- Generous Corner Plot
- En Suite To Main Bedroom
- Generous Triple Aspect Sitting Room
- Well Regarded Boyton Hall Development
- Stunning Kitchen/Dining Room
- Downstairs WC
- Garage & Driveway

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Introducing a stunning property in the popular Boyton Hall development! This beautifully upgraded home features owned solar panels for energy efficiency. Enjoy a re-fitted kitchen and dining room, perfect for entertaining, along with a triple aspect sitting room that floods the space with natural light. The property boasts four spacious bedrooms, including a master suite with a re-fitted en-suite bathroom. Additional upgrades include a re-fitted cloakroom and a stylish family bathroom. Complete with a garage and driveway, this home offers both comfort and convenience.

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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.

Ground Floor

UPVC double glazed entrance door to:

Porch

Features an exterior courtesy light and a UPVC partially glazed door with an accompanying side panel leading to:

Entrance Hall

A welcoming entrance featuring inset lighting that highlights the coved ceiling. The staircase, equipped with an oak handrail and glass panel inserts, leads to the first floor. Additional highlights include a thermostat, a double-glazed door opening to the rear, an under-stairs storage cupboard, and elegant Karndean flooring.

Cloakroom

Features a UPVC double-glazed window overlooking the rear, inset lighting in a coved ceiling, and partially paneled walls. It includes a stylishly refitted two-piece suite with a low-level WC and a vanity washbasin equipped with a mixer tap and pop-up waste. Additional elements comprise an extractor fan, Karndean flooring, and a radiator, all contributing to a modern and functional space.

Kitchen/Dining Room

22'0"x 12'11"

This stunning open-plan space features a UPVC double-glazed window at the front, a coved ceiling with inset lighting, and is elegantly fitted with a variety of wall and base units topped with Corian work surfaces. The central island includes cupboards and drawers, along with an integrated dishwasher and an inset sink with a drainer and mixer tap. Enjoy cooking on the Neff four-ring ceramic hob, with an extractor fan to be installed above. Additional amenities include a built-in microwave and a double oven. The room also boasts a built-in cupboard with plumbing for a washing machine, a water softener, and a wall-mounted gas boiler that provides hot water and central heating, complete with a programmer for convenience.

Lounge

21'11" x 12'9"

This spacious triple-aspect room is designed to maximize natural light, featuring UPVC double-glazed windows at the front and side, as well as UPVC double-glazed French doors that open to the rear garden. The coved ceiling, equipped with inset lighting, complements the room, which also includes two radiators for comfort.

First Floor

Landing

Coved ceiling, built in storage cupboard housing hot water cylinder, access to loft, thermostat, doors to:

Bedroom One

13'1" x 12'9"

This bright twin-aspect room features a coved ceiling with inset lighting and UPVC double-glazed windows on both the front and side elevations. It includes a range of fitted wardrobes and a door leading to the en suite.

En-Suite

This spacious room features a coved ceiling adorned with inset lighting. It includes a three-piece suite that consists of a low-level WC, a vanity wash hand basin with a mixer tap and pop-up waste, and a double shower cubicle equipped with both a rainfall shower head and a handheld option. Additional highlights include a glazed splash screen, a ladder-style radiator, and an extractor fan for optimal ventilation.

Bedroom Two

11'8" x 10'0"

This spacious double room features an elegantly coved ceiling with inset lighting, a UPVC double-glazed window facing the front, and a radiator for comfort.

Bedroom Three
10'0" x 7'8"
This third bedroom is a spacious double, featuring a coved ceiling and a UPVC double-glazed window that overlooks the rear elevation. It also includes a radiator for added comfort.

Bedroom Four
10'0" x 7'8"
This inviting bedroom features a built-in wardrobe, a coved ceiling, and a UPVC double-glazed window facing the rear elevation.

Bathroom
A contemporary space showcasing a coved ceiling with recessed lighting and a UPVC double-glazed window overlooking the rear. It includes a three-piece suite featuring a low-level WC, a pedestal washbasin, and a panelled bath equipped with a mixer tap and pop-up waste. Additional amenities include a shaver point and a stylish ladder radiator.

Outside
The property is located on a spacious corner plot, featuring a front garden predominantly laid to lawn, complemented by a shingled area along the side elevation. The driveway offers plenty of casual parking and leads to a garage equipped with an up-and-over door, power, and light connections, along with a double-glazed door opening to the rear garden. Two pedestrian access gates provide entry to a partially walled rear garden, which includes a concrete and paved patio area, steps leading up to a lawn with a retaining wall, and borders adorned with flowers and shrubs. Additional amenities include an outdoor tap and exterior lighting. An additional seating area is located behind the garage, offering an inviting space for relaxation and entertainment.

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.

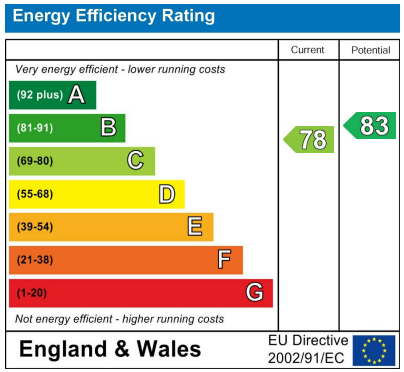
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

Viewings

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

Council Tax Band

E



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