JAMIE WARNER
ESTATE AGENTS

12 Withersfield Road, Haverhill, CB9 9HE

£190,000

- Two-bedroom Victorian home
- Sleek modern kitchen design
- Gas radiator heating system
- Heart of town centre
- Stylish bathroom suite
- Charming roof terrace garden
- Spacious open-plan layout
- Double glazing
- Perfect for first-time buyers

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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A charming two-bedroom Victorian home situated in the heart of the town centre, thoughtfully modernised and beautifully presented throughout. Featuring a spacious open-plan sitting and dining room, a sleek modern kitchen, and an attractive bathroom suite, this property is ready to move into. Complete with double glazing, gas radiator heating, and a delightful roof terrace garden, it offers an ideal setting for first-time buyers seeking style and comfort.

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Council Tax Band: A

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.

Sitting Room

11'6" x 11'7"

Step through the entrance door into a beautifully presented sitting and dining area. A front-facing window fills the space with natural light, complemented by a stylish electric fireplace and a radiator for added comfort. One standout feature is the elegant spiral staircase, which adds charm and leads gracefully to the first floor.

Dining Area

7'7" x 11'7"

The dining area is perfect for both entertaining guests and enjoying evening meals. It features a radiator and offers convenient access to the kitchen, with an additional door leading to the bathroom.

Kitchen

9'8" x 5'3"

A stylish, modern kitchen featuring a coordinated range of base and eye-level units with rounded edges. It includes a sink with a single drainer, an integrated fridge, plumbing for a washing machine, and a fitted electric fan-assisted oven. The kitchen also boasts a built-in four-ring ceramic hob with a pull-out extractor hood above. Two rear-facing windows provide natural light, while tiled flooring adds a contemporary touch. A door leads to a small courtyard area.

Bathroom

A recently renovated and modern bathroom suite, featuring a three-piece design. It includes a panelled bath with an overhead shower, a mixer tap, and a sleek glass screen. The suite also offers a stylish vanity unit with a wash hand basin, mixer tap, and tiled splashbacks, alongside a low-level WC. A heated towel rail adds comfort, while a rear-facing window allows for ample natural light.

Bedroom 1

14'7" x 11'7"

The main bedroom is a beautifully designed space featuring a window overlooking the rear and direct access to a private roof terrace. It boasts an elegant paneled feature wall, fitted wardrobes, and a convenient storage cupboard that houses the wall-mounted combination boiler.

Bedroom 2

4'9" x 11'7"

Bedroom 2 features a front-facing window, built-in wardrobes, and a radiator.

Outside

The property boasts a stylish roof terrace, ideal for relaxing on warm summer evenings. Featuring timber decking and an artificial lawn, the space combines functionality with modern design. Contemporary battens enclose the terrace, enhancing its sleek and sophisticated appeal.

Viewings

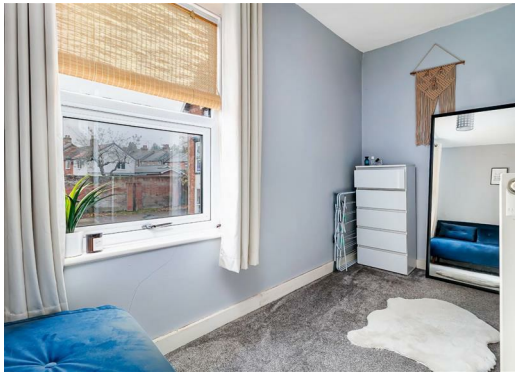
By appointment with the agents.

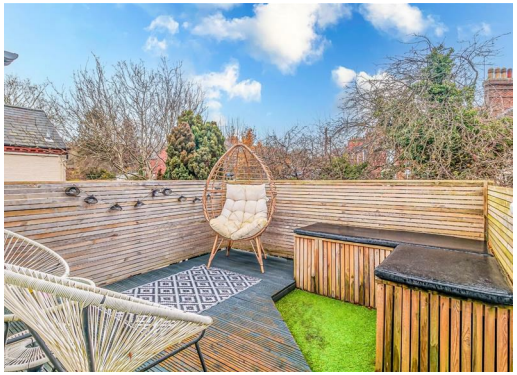
Special Notes

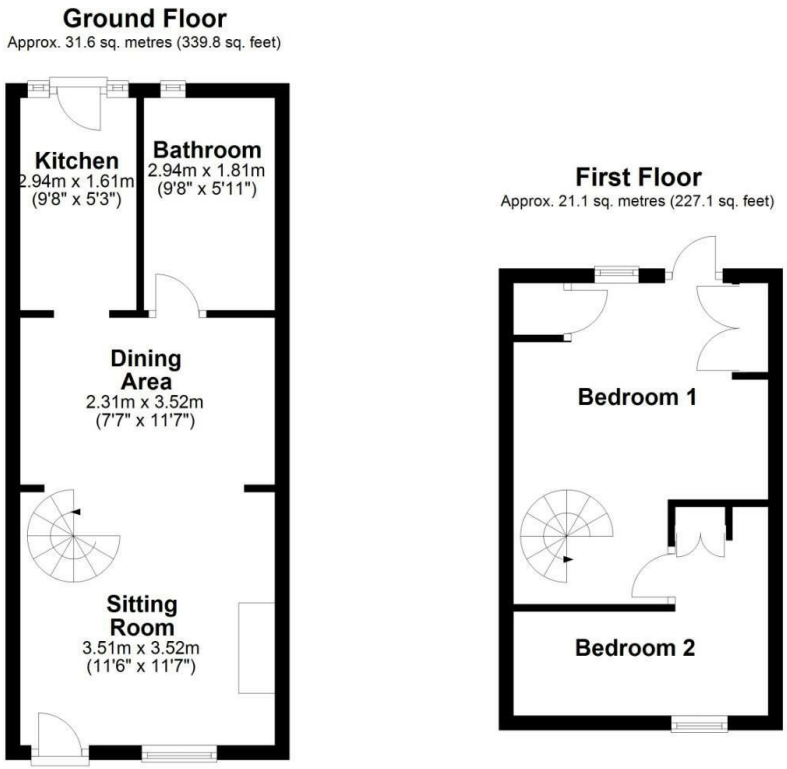
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 52.7 sq. metres (566.9 sq. feet)

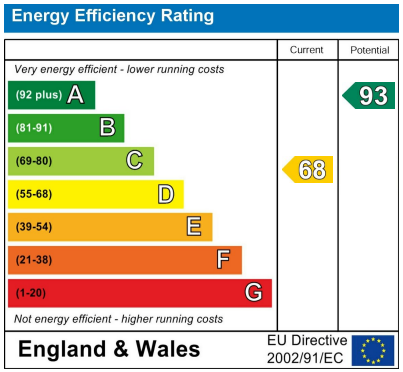
Directions

Viewings

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

Council Tax Band

A



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