JAMIE WARNER
– ESTATE AGENTS –

20 Fisher Close, Haverhill, CB9 0LZ

Guide Price £350,000

- Modern two-bedroom bungalow
- Sitting room and conservatory
- Single garage & ample parking
- Tasteful interior design
- Generous plot offering landscaped garden
- No Onward Chain
- Spacious kitchen/breakfast room
- Beautiful bathroom suite
- Popular Wilsey Development

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This exquisite two-bedroom converted bungalow, previously a delightful three-bedroom detached home, dazzles with its lovingly presented interiors. A stunning kitchen/breakfast room, beautiful bathroom suite, and a spacious sitting room that opens up to the rear garden and conservatory make this property truly special. Situated on a generous plot with a landscaped rear garden and a charming lawn at the front, this property also boasts a single garage, ample parking, and the added benefit of no onward chain.

2 1 1

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

As you enter through the entrance door, you'll find oak flooring and a radiator. The hall provides access to all the rooms and also has loft access.

Kitchen/Breakfast Room

10'0" x 13'7"

The kitchen is equipped with a coordinated range of white gloss finish base and eye level units, complemented by oak worktops. It features a 1+1/2 bowl ceramic sink unit with a stainless steel mixer tap and tiled splashbacks. The kitchen also includes integrated appliances such as a fridge and washing machine, as well as a fitted electric fan-assisted double oven and a four-ring ceramic hob with an extractor hood above. Two windows at the front provide ample natural light, while the tiled flooring adds a touch of elegance. The kitchen is equipped with a water softener and has a door leading to the driveway and garage.

Conservatory

7'0" x 10'8"

Constructed with half brick and double glazed panels, featuring uPVC double glazed windows and a double glazed polycarbonate roof. It is equipped with power connection, an electric radiator, and tiled flooring. The conservatory also includes French doors leading to the garden.

Sitting Room

10'7" x 16'9"

The sitting room features oak flooring and two sets of French doors. One set leads to the conservatory, while the other provides access to the rear garden. There is also a single radiator.

Bedroom 1

9'3" x 14'2"

Bedroom 1 features a rear-facing window with a pleasant view of the garden. It is equipped with a triple wardrobe(s) with mirrored sliding doors and a radiator.

Bedroom 2

11'3" x 7'10"

Bedroom 2 is a double bedroom with a window to the front and a radiator.

Bathroom

The bathroom is equipped with a three-piece suite, including a P-shaped panelled bath with an independent power shower over, a mixer tap, and a glass screen. It also features a wash hand basin vanity wash unit with a mixer tap and a low-level WC. Half-height ceramic tiling adorns all the walls, complemented by a heated towel rail. The window to the front fills the space with natural light, perfectly highlighting the tiled flooring.

Outside

The property boasts a generous overall plot, with a spacious rear garden and a

deep front lawn. The rear garden features a well-maintained lawn, adorned with a variety of beautiful flowers and shrubs. Additionally, mature conifer hedges and trees provide excellent privacy. Right outside the bungalow, there is a delightful patio area, perfect for relaxation and entertaining. Conveniently, there is a dedicated space on the side of the bungalow to discreetly store garden items, as well as a timber garden shed. At the head of the garden, you'll find a greenhouse and a personal door that leads to the single garage.

Garage & Driveway

To the side of the property is a single garage with double doors at the front and a personal door leading to the garden. The garage receives natural light through a side window and is equipped with power and lighting. Additional storage space is available within the eaves. A concrete drive leads to the garage, offering ample parking for three vehicles. Furthermore, the lawn at the front allows for the potential creation of additional off-road parking, if required.

Viewings

By appointment with the agents.

Special Notes

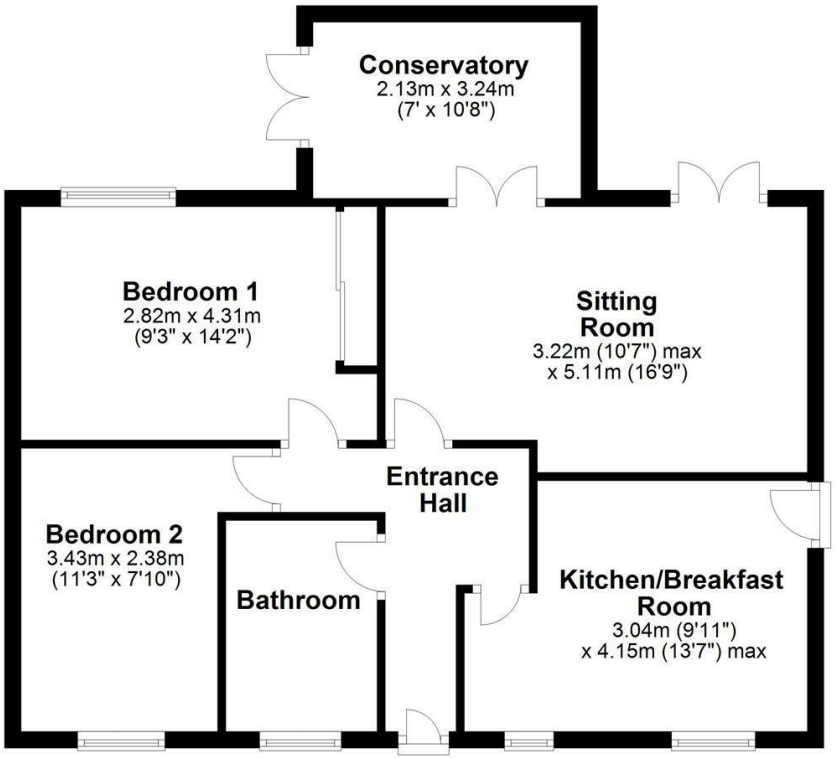
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

Ground Floor

Approx. 67.7 sq. metres (728.2 sq. feet)

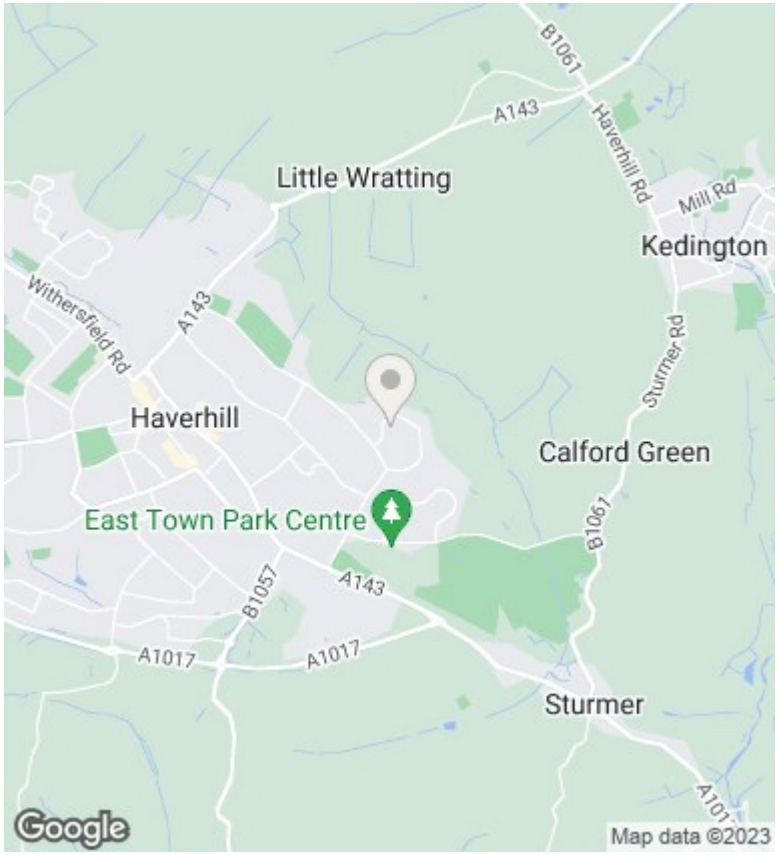


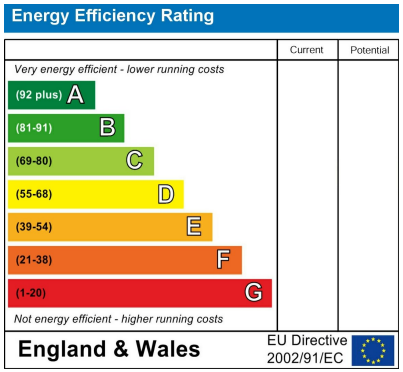
Total area: approx. 67.7 sq. metres (728.2 sq. feet)

Viewings

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

Council Tax Band C





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