JAMIE WARNER

– ESTATE AGENTS –

2 Lane End, Haverhill, CB9 7FH

Guide Price £500,000

- Five Bedrooms
- Utility Room & WC
- Cambridge Side Of Town
- En Suites to Two Bedrooms
- Modern Bathroom Suite
- Overlooking a Greensward Area
- Stunning Kitchen/Family Room
- Beautifully Landscaped Garden

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

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

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A truly stunning & extended five bedroom detached house located in a lovely spot on the highly sought Hanchett Grange development. The property benefits form a loft conversion which provides a beautiful principal bedroom. The extended kitchen now boasts a family room with a vaulted ceiling with bi-folding doors opening to a landscaped rear garden.

5 3 2

Council Tax Band: D

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.

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Ground Floor

Entrance Hall
Radiator, wooden flooring, stairs to first floor, archway leading to:

Utility Room
5'6"
Fitted with a matching range of base units with round edged worktops, stainless steel sink unit with single drainer with mixer tap, space for tumble dryer, door to garden, door to:

WC
Fitted with a two-piece suite comprising a corner, wall mounted wash hand basin with mixer tap, low-level WC and heated towel rail.

Sitting Room
11'2"
Window to front, feature open fireplace with granite hearth, cast- iron wood burner, timber mantle, radiator, double doors to:

Kitchen
8'8"
Fitted with a matching range of base and eye level units with granite worktop space over, matching breakfast bar with wine rack and cupboards under, 1+1/2 bowl stainless steel sink unit with mixer tap, under-unit lights, integrated fridge/freezer and dishwasher, fitted eye level electric fan assisted double oven, warming drawer, built-in five ring gas hob with extractor hood over, two windows to rear, oak flooring, heated towel rail, open plan to Family Room, door to garden.

Family Room
11'0"
Window to side, vaulted ceiling with two skylight windows, radiator, oak flooring, bi-fold doors opening onto the rear garden.

First Floor

Landing
Access to all rooms, built-in cupboard.

Bedroom 2
11'4"
Window to front, radiator, two built-in wardrobes.

En-suite
Fitted with a three-piece suite comprising a pedestal wash hand basin, tiled shower enclosure with fitted power shower over and folding screen, low-level WC, full height tiling to all walls, heated towel rail, window to side.

Bedroom 3
8'8"
Window to rear, radiator, built-in storage cupboard.

Bedroom 4
8'10"
Window to front, radiator, built-in storage cupboard.

Bedroom 5
8'0"
Window to rear, radiator.

Family Bathroom
Fitted with a three-piece suite comprising a panelled bath with mixer tap, vanity wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, window to rear.

Second Floor

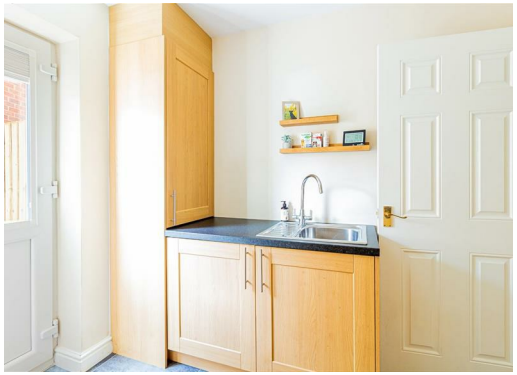
Landing
Skylight window, door to:

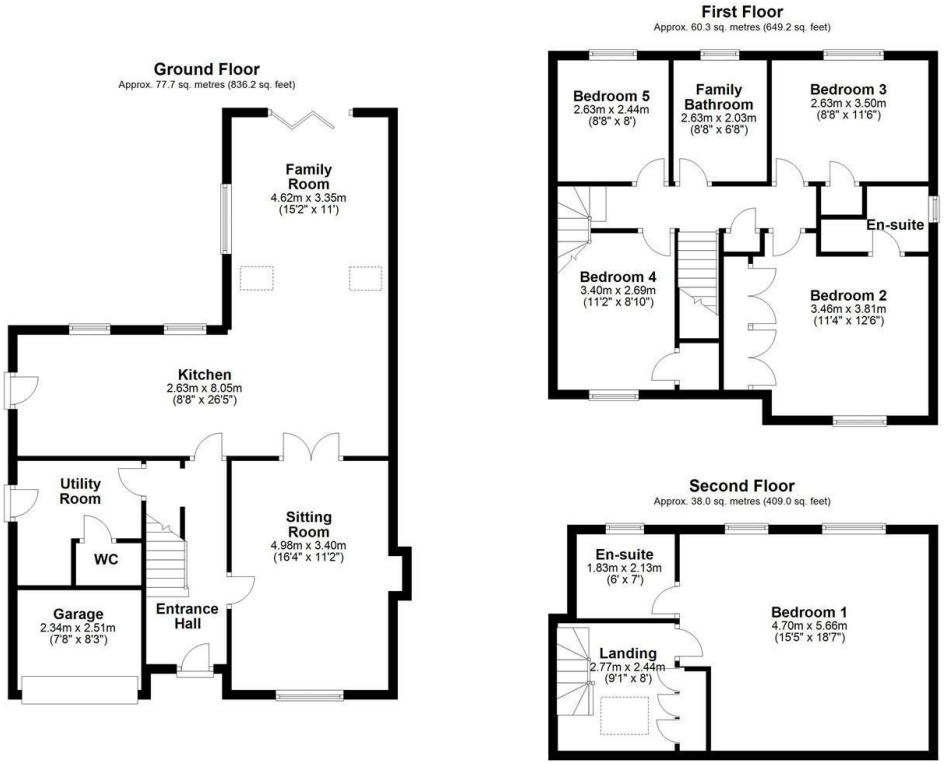
Bedroom 1
15'5"
Two windows to rear, fitted triple wardrobes, radiator, door to:

En-suite
Fitted with a three-piece suite comprising a pedestal wash hand basin with mixer tap, double shower enclosure with fitted power shower over and glass screen, low-level WC, heated towel rail, window to rear.

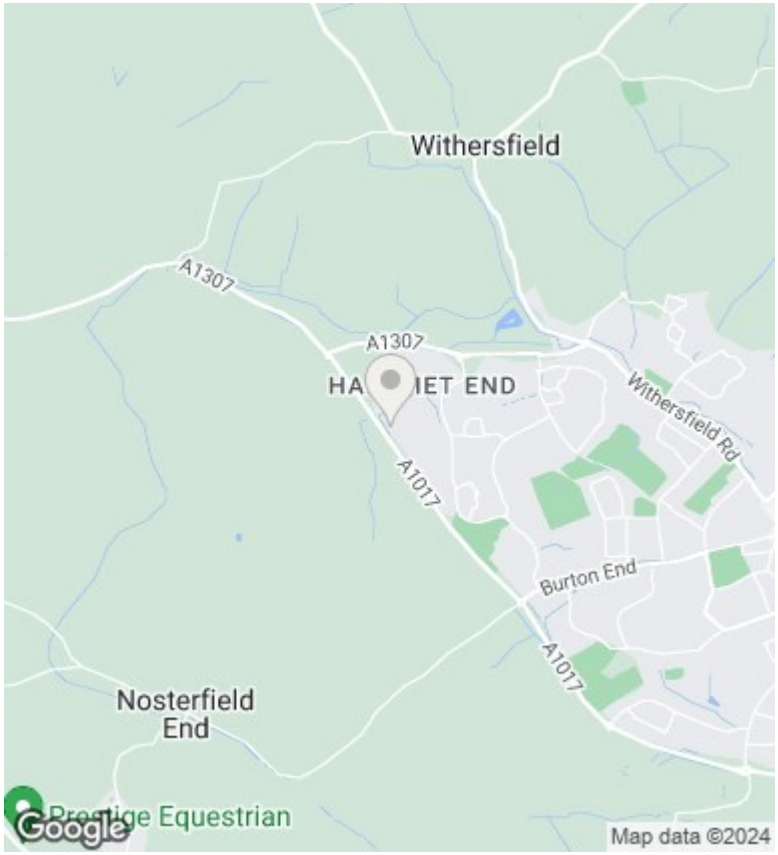
Outside
The rear garden has been beautifully landscaped by the present owners an enjoys a generous composite decking area immediately from the house providing a lovely area for entertaining and relaxation. The main garden has been laid to lawn which has been bordered by mature flower and shrub displays. A passageway on one side of the property leads to a timber shed and there is another on the opposite side of the property leading a gate giving access to the front. The rear garden benefits from an outside tap and exterior electric sockets and lighting.

GARAGE & PARKING
The garage has been reduced in size to provide the utility room & downstairs wc alteration. The garage has an electric up and over door and provides a good area for storage. The front of the property has been laid with tarmac and shingle providing off-road parking for 3/4 vehicles.





Total area: approx. 176.0 sq. metres (1894.4 sq. feet)

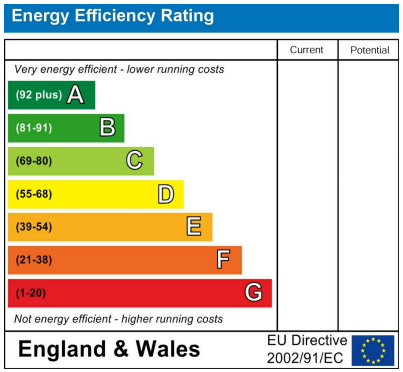


Directions

Viewings

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

Council Tax Band



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