JAMIE WARNER
– ESTATE AGENTS –

25 Sperling Drive, Haverhill, CB9 9SG

£230,000

- Chain free
- Kitchen/dining room to rear
- Unoverlooked rear garden
- Two bedroom home
- En-suite to main bedroom
- Allocated parking space
- Cambridge side of town
- Separate wet room
- Kitchen with fitted appliances

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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CHAIN FREE TWO BEDROOM HOME – CAMBRIDGE SIDE OF TOWN

This well presented two bedroom home is nicely positioned on the Cambridge side of town and is offered for sale with no onward chain. The standout feature is the kitchen/dining room, which sits to the rear of the house and opens directly onto the garden, making it the main hub of the home.

The layout flows well, with a comfortable sitting room, downstairs WC and a practical entrance hall on the ground floor. Upstairs there are two good sized bedrooms, including a main bedroom with en-suite, along with a separate wet room.

Outside, the rear garden is neatly arranged, easy to maintain and importantly not overlooked from the rear. The property also benefits from an allocated parking space within the nearby residents' parking area.

2 2 1

Council Tax Band: B

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

Entrance Hall
A welcoming entrance with wooden laminate flooring, radiator and front entrance door.

WC
Fitted with a two-piece suite comprising pedestal wash hand basin with mixer tap and low-level WC. Half-height tiling to the walls and radiator.

Sitting Room – 4.40m (14'5") x 2.90m (9'6")
Front-facing room with window to the front, feature living flame effect electric fireplace, two radiators and wooden laminate flooring. Door to useful storage cupboard.

Kitchen/Dining Room – 4.16m (13'8") x 2.74m (9')
Fitted with a range of base and eye-level units with worktop space over, 1½ bowl stainless steel sink with drainer and mixer tap. Integrated fridge/freezer, dishwasher and washing machine. Fitted electric fan-assisted double oven, five-ring ceramic hob with extractor hood over. Window to the rear, radiator, tiled flooring, stairs to first floor and patio door leading out to the garden.

First Floor

Landing
Doors to:

Bedroom 1 – 3.25m (10'8") x 2.54m (8'4") (excluding built-in wardrobe)
Window to the front, radiator and double built-in wardrobe. Door to en-suite.

En-Suite
Fitted with a three-piece suite comprising pedestal wash hand basin with mixer tap, tiled shower cubicle with power shower over and low-level WC. Full-height tiling to the walls, window to the front and radiator.

Bedroom 2 – 3.20m (10'6") max x 2.23m (7'4")
Window to the rear and radiator.

Wet Room
Fitted with tiled shower area with electric shower over, wash hand basin with mixer tap and tiled splashbacks, and low-level WC. Window to the rear and radiator.

Outside
The rear garden is a well laid out, easy to manage space with a practical and tidy feel.

There is a timber decked area directly behind the house, providing space for outdoor seating. From here, a stepping-stone path runs along the side of the lawn, leading through the garden to the rear.

The garden is enclosed by timber fencing to both sides, creating a good level of privacy.

Established shrubs and hedging line the boundaries, with planted borders and pots adding structure without making the garden high maintenance.

At the far end there is a garden shed for storage and a gated rear access. Overall, it is a straightforward, usable garden that suits buyers looking for outdoor space without heavy upkeep.

Allocated parking
To the left of the property is a residents' parking area, where the house benefits from an allocated parking space.

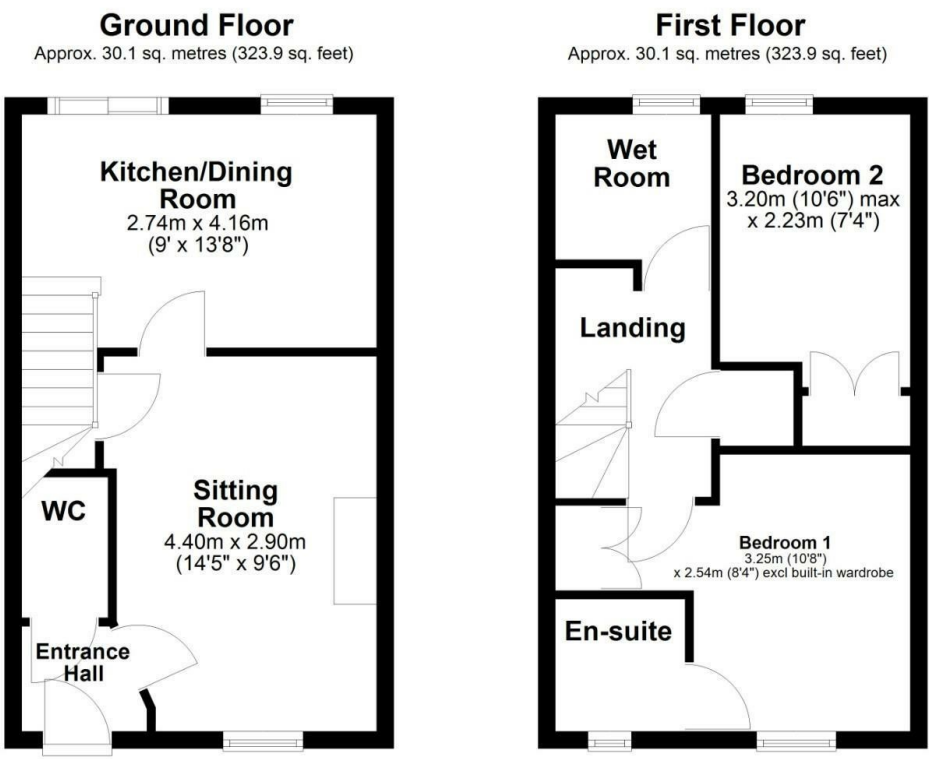
Viewings
By appointment with the agents.

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

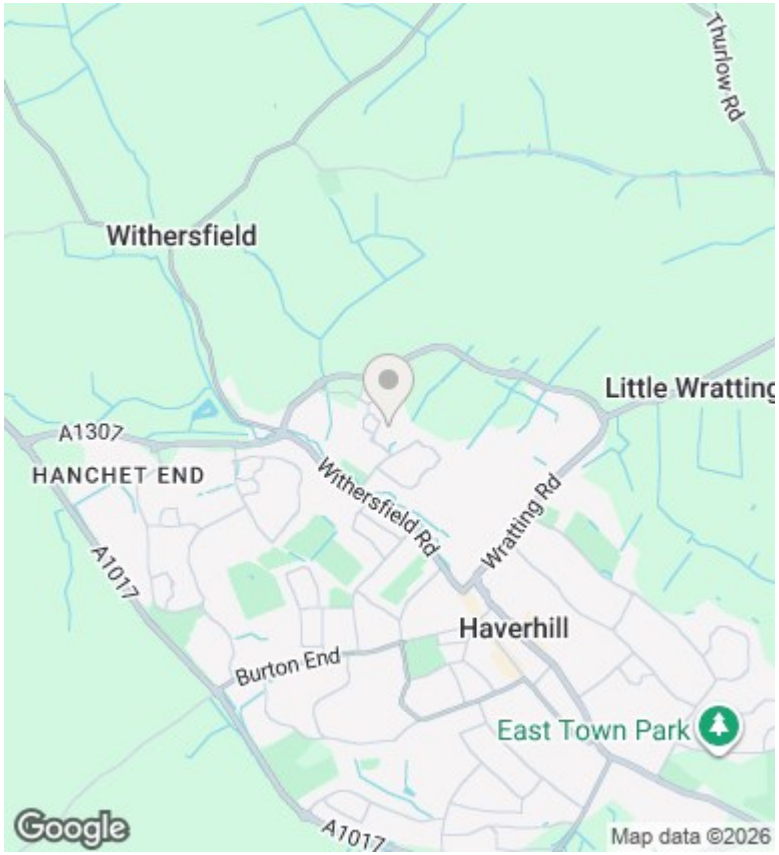
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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

Allocated parking space



Total area: approx. 60.2 sq. metres (647.8 sq. feet)

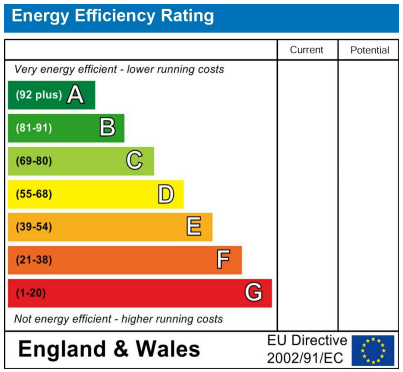


Directions

Viewings

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

Council Tax Band



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