



- Four Bedrooms
- Two Generous Reception Rooms
- Utility Room
- Fitted Kitchen

23 Rockall Close, Haverhill, CB9 0LU

Guide Price £335,000

Nicely positioned on the edge of the Wilsey development enjoying a generous and sunny garden is this extended four bedroom detached house. The property offers spacious accommodation but still has huge potential for improvement.



Property Description

This property is nicely tucked away and positioned on the edge of the Wilsey development and enjoys a generous and sunny garden. The property has been extended to provide generous ground floor accommodation comprising of two generous reception rooms, utility room, fitted kitchen, downstairs wc and a conservatory. The first floor accommodation consists of four bedrooms and bathroom which enjoys a three piece suite including a separate, double shower enclosure. The property also benefits from a single garage which has power and light connected and a drive providing off-road parking.

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, gymnasium, 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.

ACCOMMODATION COMPRISES

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN

9' 9" x 9' 3" (2.97m x 2.82m)



UTILITY ROOM

10' 8" x 5' 1" (3.25m x 1.55m)

DINING ROOM

15' 11" x 10' 10" (4.85m x 3.3m)

LIVING ROOM

23' x 11' 4" (7.01m x 3.45m)

CONSERVATORY

11' x 11' (3.35m x 3.35m)

FIRST FLOOR

LANDING

BED 1

11' 5" x 10' 5" (3.48m x 3.18m)

BED 2

10' 9" x 8' 7" (3.28m x 2.62m)

BED 3

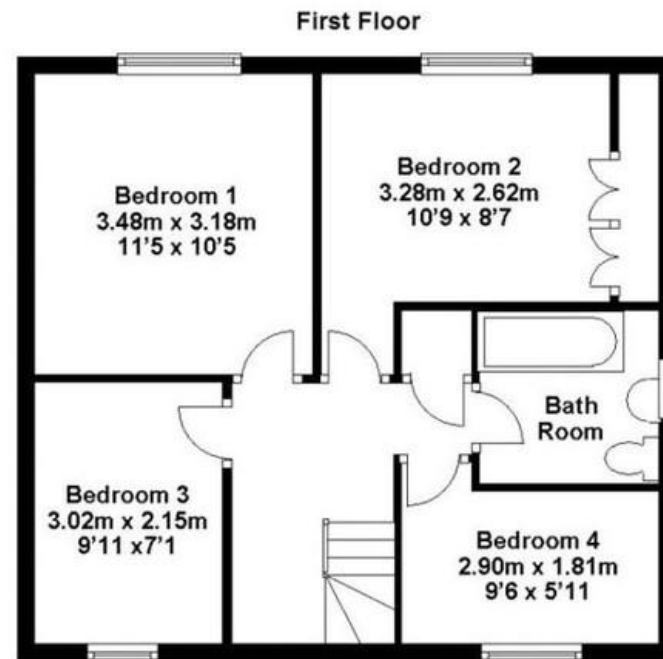
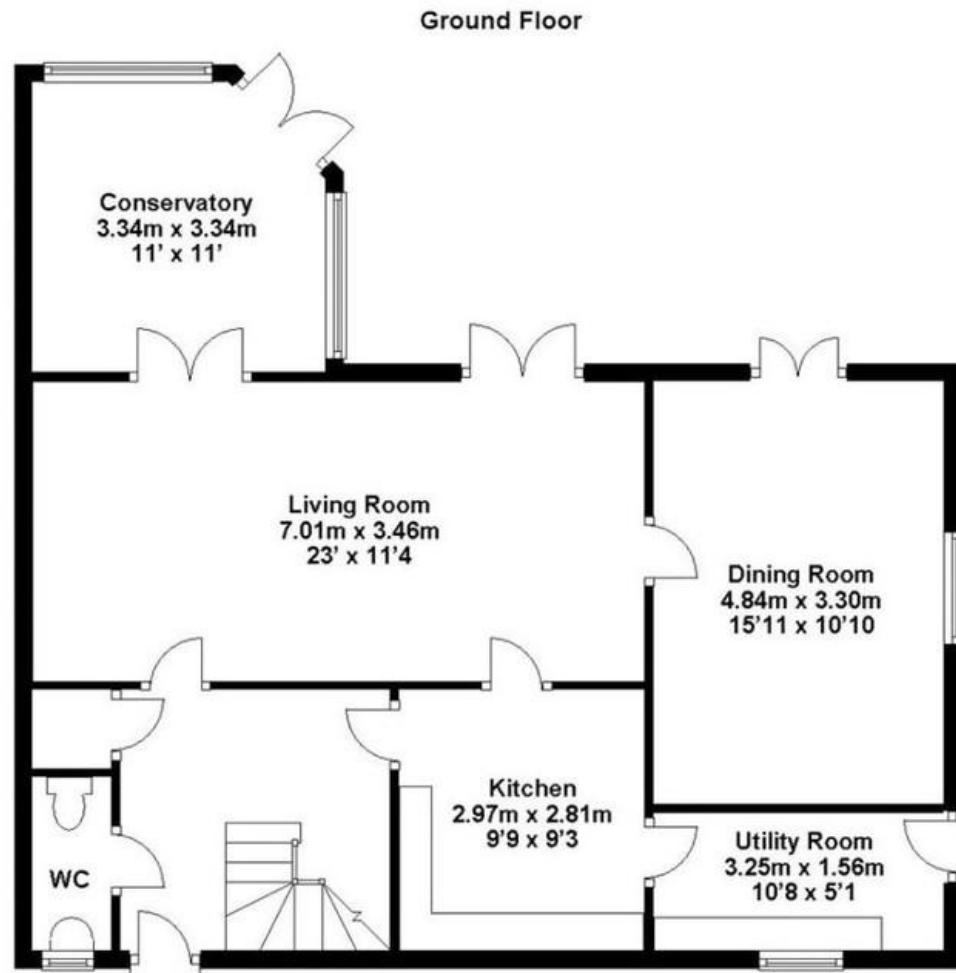
9' 11" x 7' 1" (3.02m x 2.16m)

BED 4

9' 6" x 5' 11" (2.9m x 1.8m)

BATHROOM





Approx. Gross internal floor area 113 sqm (1200 sqft)

2 Rosefinch Close, Haverhill, Suffolk,
CB9 0JS

www.jamie-wamer.co.uk
01440712221
Jamie@jamie-wamer.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements