JAMIE WARNER
ESTATE AGENTS

3 Recreation Road, Haverhill, CB9 8BY

£235,000

- OVERLOOKING RECREATION GROUND
- RENOVATED THROUGHOUT
- DOUBLE GLAZED
- GARAGE TO REAR
- MODERN KITCHEN
- GAS CENTRAL HEATING
- TWO BEDROOM HOME
- MODERN BATHROOM
- GOOD SIZE REAR GARDEN

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

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

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TWO BEDROOM HOME OVERLOOKING THE RECREATION GROUND WITH GARAGE

A well-presented two bedroom home in a great spot, with an open outlook to the front across the recreation ground. The layout works well, with a sitting room to the front, a separate dining area and a modern kitchen to the rear.

Upstairs there are two good size bedrooms and a modern bathroom. Outside, the rear garden offers a decking area with lawn beyond, along with rear access leading to a single garage — something you don’t often get with homes like this.

2 1 2

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

Sitting Room
3.66m x 3.35m (12' x 11')
A bright and well-presented front reception room, centred around a bay window that draws in plenty of natural light and enjoys an attractive outlook over the recreation ground. Finished with modern flooring and a clean, contemporary feel, the room also features a stylish focal fireplace with subtle feature wall, adding character without overpowering the space.

Comfortably accommodating a full suite of furniture, this is a relaxed and inviting living area that flows naturally through to the dining space beyond, creating a sociable and easy-going layout ideal for both everyday living and entertaining.

Dining Area
4.59m x 3.66m (15'1" x 12')
A spacious and sociable dining area forming the heart of the home, perfectly suited to both everyday family life and entertaining. The open plan layout creates a seamless connection through to the kitchen, while still allowing for a clearly defined dining space.

There is ample room for a full dining table and additional furniture, with a continuation of the modern flooring and a feature fireplace adding a touch of character. The space naturally draws you through to the kitchen beyond, enhancing the overall flow of the ground floor. Door giving access to the stairs rising to the first floor.

Kitchen Area
3.66m x 2.16m (12' x 7'1")
A stylish and well-appointed kitchen fitted with a range of modern high-gloss units, complemented by generous worktop space and integrated appliances. Designed with practicality in mind, the layout makes excellent use of the space while maintaining a clean and contemporary finish.

Positioned to the rear, the kitchen benefits from good natural light and direct access out towards the garden, making it ideal for day-to-day use as well as hosting. Open access from the dining area reinforces the sociable layout, creating a cohesive and functional living space.

FIRST FLOOR

Landing
Providing access to all first floor rooms.

Bedroom 1
3.66m x 3.35m (12' x 11')
A well-proportioned double bedroom positioned to the front, enjoying an elevated outlook across the surrounding area, allowing for plenty of natural light and a real sense of openness.

Comfortably accommodating a king-size bed alongside additional furniture, the room offers a calm and restful feel, ideal as a main bedroom.

Bedroom 2
3.28m x 2.20m (10'9" x 7'3")
A bright and versatile second bedroom overlooking the rear, well suited as a guest room, nursery or home office. The space is well presented and benefits from good natural light, making it a flexible addition to the accommodation.

Bathroom
2.19m x 2.16m (7'2" x 7'1")
A stylish and well-finished bathroom fitted with a modern suite, comprising a panelled bath with mixer tap and hand shower attachment, separate glazed shower enclosure, wash hand basin and WC.

Finished with contemporary tiling and complemented by natural light from the rear window, the space offers a clean and modern feel suitable for both everyday use and relaxing at the end of the day.

OUTSIDE

Front Garden
The front garden is designed for ease of maintenance, laid with plum slate and complemented by a pathway leading to the entrance door. Enclosed by a low brick wall with gated access, it provides a neat and defined frontage.

Rear Garden
A good length rear garden offering a practical and well-balanced outdoor space. A concrete pathway leads directly from the dining room door to steps rising up to a timber decking area, creating a defined seating space ideal for outdoor dining, relaxing and entertaining.

The garden then continues beyond the decking, mainly laid to lawn with additional planted borders, providing further usable outdoor space and enhancing the overall sense of depth.

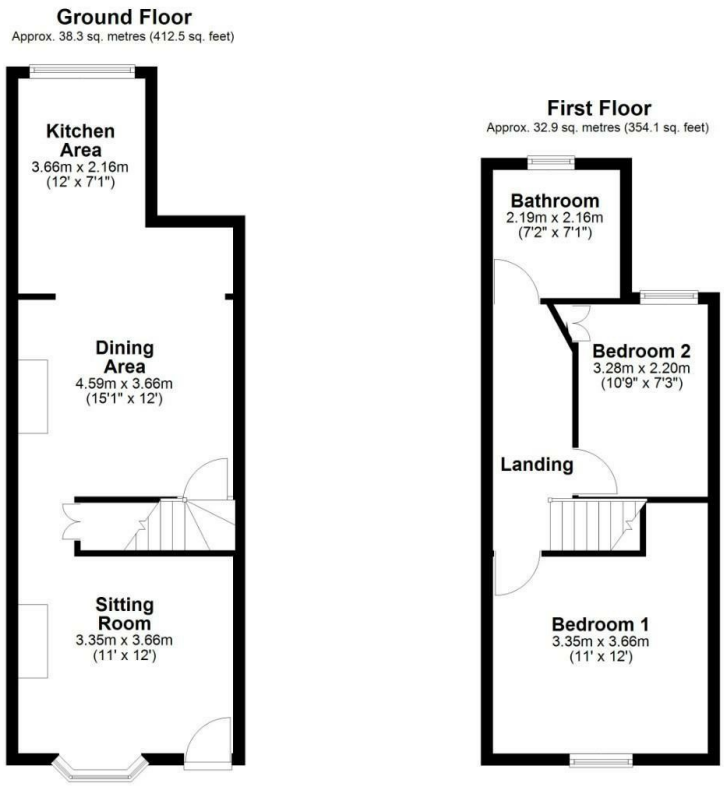
The garden is fully enclosed, making it well suited for children or pets. To the rear, a gated access leads out to a pathway, where there is a personal door into a single garage — a valuable addition for storage or parking. The garage measures 3.2m (10ft 6in) x 6m (19ft 8in) There is useful workspace at the front of the garage.

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. 71.2 sq. metres (766.5 sq. feet)

Viewings

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

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