



JAMIE WARNER
— ESTATE AGENTS —



27 Osprey Road, Haverhill, CB9 0PA

£325,000

- TUCKED AWAY CUL-DE-SAC POSITION
- SITTING ROOM WITH MEDIA WALL
- EN-SUITE TO MAIN BEDROOM
- DRIVE SERVING ONLY TWO HOMES
- KITCHEN/DINING ROOM WITH BREAKFAST BAR
- DRIVEWAY AND SINGLE GARAGE
- THREE BEDROOM DETACHED HOUSE
- CONSERVATORY OVERLOOKING GARDEN
- LANDSCAPED LOW MAINTENANCE GARDEN

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

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

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TUCKED AWAY AT THE HEAD OF A PLEASANT CUL-DE-SAC – A WELL PRESENTED THREE BEDROOM DETACHED HOME WITH DRIVEWAY, GARAGE AND LANDSCAPED GARDEN

Occupying a TUCKED AWAY POSITION AT THE HEAD OF A PLEASANT CUL-DE-SAC, this well presented THREE BEDROOM DETACHED HOME enjoys a private setting on a DRIVEWAY SERVING JUST TWO PROPERTIES. The accommodation includes a spacious sitting room with BESPOKE MEDIA WALL, a bright KITCHEN/DINING ROOM WITH BREAKFAST BAR and a conservatory overlooking the garden. Upstairs are three bedrooms including a MAIN BEDROOM WITH EN-SUITE along with a modern family bathroom. Outside the property benefits from a DRIVEWAY LEADING TO A SINGLE GARAGE and a LANDSCAPED LOW MAINTENANCE REAR GARDEN designed for outdoor entertaining.



Council Tax Band:



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 to the home with Karndean flooring, radiator and staircase rising to the first floor. Doors lead to the principal ground floor accommodation.

WC

Fitted with a modern two piece suite comprising a vanity wash hand basin with mixer tap and tiled splashback along with a low level WC. Radiator and tiled flooring.

KITCHEN/DINING ROOM

4.43m x 3.48m (14'6" x 11'5") max

A bright and sociable kitchen/dining space fitted with a modern range of gloss white base and eye level units with contrasting work surfaces and a striking blue mosaic tiled splashback. The kitchen is well equipped with an integrated fridge/freezer and dishwasher, plumbing for a washing machine, eye level electric double oven, four ring hob with extractor hood over and a built-in microwave.

A breakfast bar provides an ideal casual dining area, while recessed ceiling spotlights and a window to the front elevation allow plenty of natural light. The room is finished with Karndean flooring, creating a practical yet stylish space perfectly suited to everyday family living and entertaining.

SITTING ROOM

4.31m x 3.30m (14'2" x 10'10")

A spacious and inviting reception room enjoying a pleasant outlook over the rear garden through a window to the rear elevation. The room features a striking bespoke media wall with integrated shelving and recessed display niches, creating an attractive focal point and ideal space for a wall mounted television and decorative display.

Double doors open through to the conservatory, helping the room feel bright and well connected to the garden beyond. A comfortable and stylish space perfectly suited to both relaxing evenings and entertaining guests.

CONSERVATORY

4.04m x 2.03m (13'3" x 6'8")

A useful addition to the ground floor providing a bright and versatile space with pleasant views over the garden. Constructed of UPVC double glazing with a polycarbonate roof and double doors opening out to the patio terrace, making it an ideal space to enjoy throughout the year.

FIRST FLOOR

LANDING

Window to the side elevation and doors leading to the first floor accommodation.

BEDROOM ONE

3.51m x 2.49m (11'6" x 8'2")

A well proportioned main bedroom with window to the rear elevation, radiator and sliding door wardrobe storage. The room also benefits from its own en-suite shower room.

EN-SUITE

2.36m x 1.15m (7'9" x 3'9")

Updated and well presented, the en-suite is fitted with a modern three piece suite comprising a vanity wash hand basin with storage beneath, low level WC and enclosed shower cubicle with fitted shower and glass screen. The room is finished with a heated towel rail, mirror cabinet and contemporary fittings, creating a practical and stylish space.

BEDROOM TWO

3.05m x 2.49m (10'0" x 8'2")

A good size bedroom with window to the front elevation and radiator, offering flexible use as a guest bedroom, child's room or home office.

BEDROOM THREE

2.56m x 1.85m (8'5" x 6'1")

A useful third bedroom with window to the rear elevation and two radiators, ideal as a nursery, study or

single bedroom.

BATHROOM

1.85m x 1.69m (6'1" x 5'6")

The bathroom has also been updated in a modern style and is fitted with a three piece suite comprising a panelled bath with glass shower screen, vanity wash hand basin with storage beneath and low level WC. A heated towel rail and window to the front elevation provide natural light and ventilation, completing this bright and well presented space.

OUTSIDE

FRONT

The property enjoys an attractive frontage with a plum slate chipped garden area set behind railway sleeper borders and block edging, creating a neat and low maintenance approach. Steps lead to the front entrance door and a driveway to the side provides off road parking and leads to the single garage.

The single garage is fitted with an up and over door and benefits from power and lighting connected along with useful eaves storage space, making it ideal for storage, hobbies or workshop use.

REAR GARDEN

The rear garden has been designed with low maintenance and outdoor entertaining in mind, arranged over two generous patio levels. Immediately to the rear of the property is a paved seating terrace providing an ideal space for outdoor dining and relaxing. Steps rise to a further patio area creating an additional seating and entertaining space.

The garden is fully enclosed by fencing and also includes a useful timber garden shed. With its attractive tiered layout and multiple seating areas, the garden offers a great space to enjoy throughout the warmer months.

Viewings

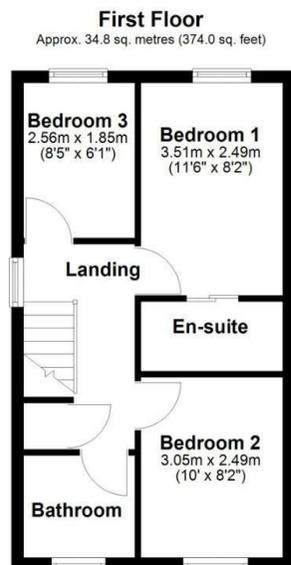
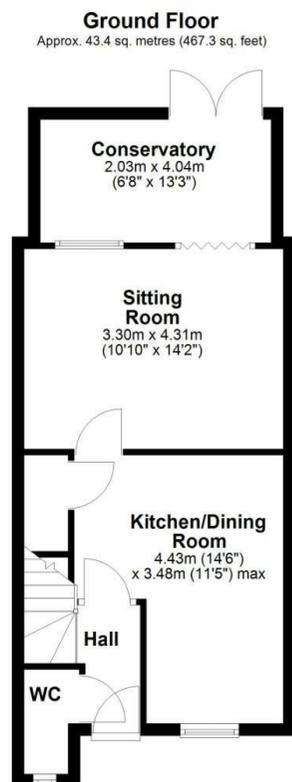
By appointment with the agents.

Special Notes

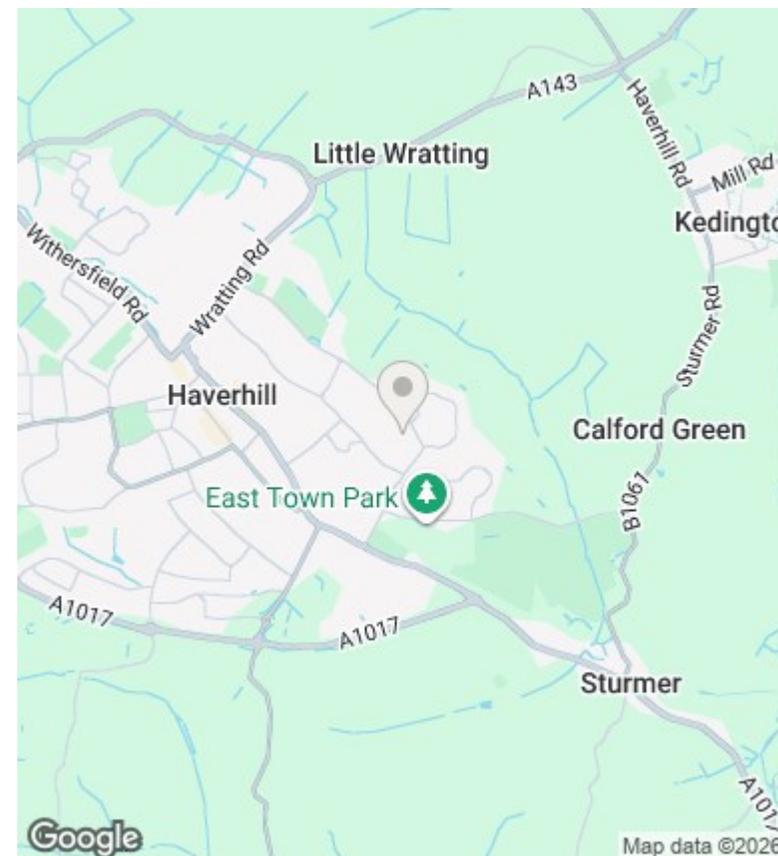
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 78.2 sq. metres (841.3 sq. feet)



Viewings

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