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- ESTATE AGENTS -



20 Shardlow Close, Haverhill, CB9 7RF

£245,000

- BEAUTIFULLY PRESENTED THROUGHOUT
- FRENCH DOORS TO REAR GARDEN
- CONTEMPORARY BATHROOM SUITE
- OPEN-PLAN SITTING / DINING ROOM
- MODERN FITTED KITCHEN
- GARAGE WITH GYM / STORAGE SPACE
- FEATURE SLATTED MEDIA WALL
- TWO DOUBLE BEDROOM
- GARAGE WITH GYM / STORAGE SPACE OFF-ROAD PARKING

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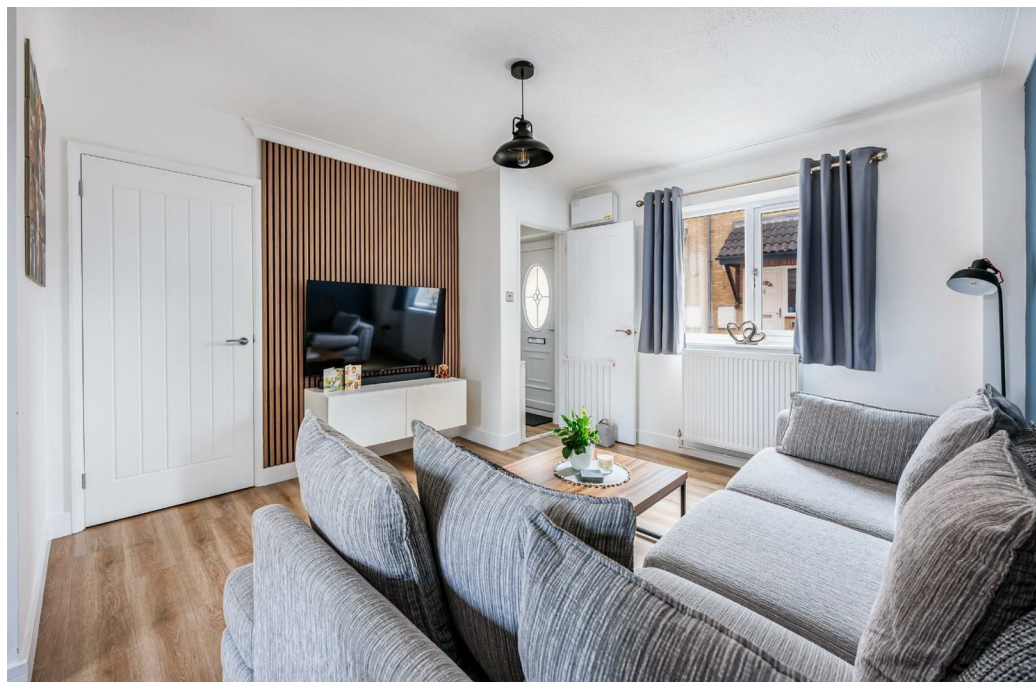
20 Shardlow Close, Haverhill CB9 7RF

STYLISHLY UPDATED HOME WITH FEATURE MEDIA WALL & LANDSCAPED REAR GARDEN

Beautifully presented throughout, this modern home offers a perfect blend of style and practicality, featuring a contemporary open-plan living space with a striking slatted media wall, a sleek refitted kitchen, and French doors opening onto a thoughtfully arranged, low-maintenance rear garden ideal for entertaining. With two well-proportioned bedrooms, a modern bathroom, and a versatile garage space currently arranged as a home gym, the property is perfectly suited to first-time buyers, downsizers, or those seeking a move-in ready home.



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 space with stairs rising to the first floor and access through to the main living accommodation.

Sitting / Dining Room

A stylish and well-presented open-plan reception space, thoughtfully arranged to provide distinct living and dining areas.

The sitting area centres around a contemporary feature slatted media wall with wall-mounted storage, creating a strong focal point while maintaining a clean, modern feel. A front-facing window allows for good natural light, with wood-effect flooring continuing throughout.

To the rear, the dining area comfortably accommodates a family-sized table and benefits from French doors opening directly onto the garden, making it ideal for both everyday living

and entertaining. The layout flows naturally between spaces, creating a sociable and practical environment.

Kitchen

A modern, well-appointed kitchen fitted with a range of sleek high-gloss units and wood-effect work surfaces, complemented by metro-style tiled splashbacks.

Incorporating an integrated oven with extractor over, stainless steel sink with mixer tap, and space/plumbing for appliances. A window to the rear provides natural light, while the layout is both efficient and functional.

First Floor

Landing

With access to all first floor rooms.

Bedroom One

A well-proportioned double bedroom featuring a panelled feature wall, adding a stylish touch to the space.

With a front-facing window, built-in cupboard, fitted carpet, and ample room for freestanding furniture, this serves as a comfortable principal bedroom.

Bedroom Two

A further bedroom overlooking the rear, ideal as a guest room, nursery or home office.

Neatly presented and benefitting from built-in wardrobe space, offering practical storage without compromising usable floor area.

Bathroom

A modern bathroom fitted with a three-piece suite comprising a panelled bath with shower and glass screen, wash hand basin set within a vanity unit, and low-level WC.

Finished with contemporary tiling and built-in shelving, with a window providing natural light and ventilation.

Outside

The rear garden is designed for low-maintenance use, featuring a decked seating area

directly off the property, leading onto a lawn with a pathway and gravelled section to the side. Enclosed by fencing, the space is ideal for everyday use and entertaining.

To the rear, there is access to a garage which has been thoughtfully divided, with the front section providing storage/workshop space and the rear currently used as a home gym. The garage retains an up-and-over door, there is also the added benefit of an allocated parking space

Viewings

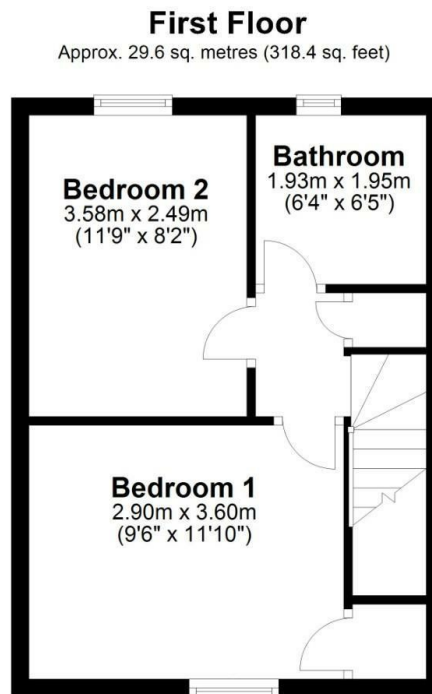
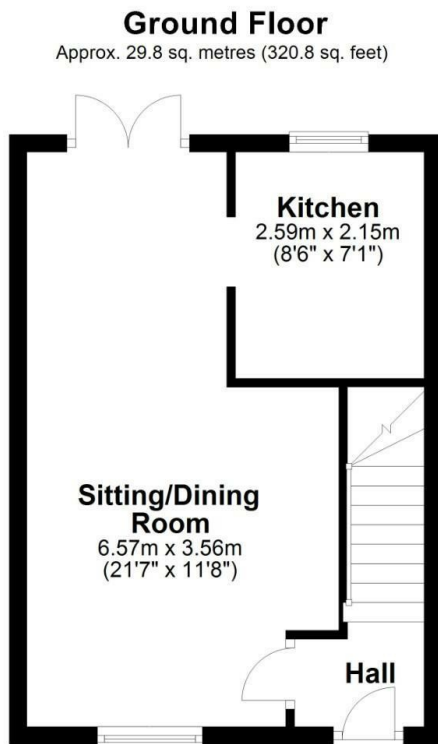
By appointment with the agents.

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.







Total area: approx. 59.4 sq. metres (639.2 sq. feet)



Viewings

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