JAMIE WARNER
— ESTATE AGENTS —

60 Ruffles Road, Haverhill, CB9 0JX

£260,000

- Spacious four bedroom townhouse
- Additional allocated parking space
- Close to East Town Park & walking routes
- No onward chain
- Ensuite, family bathroom & ground floor WC
- Generous rear and side gardens
- Pleasant outlook overlooking greenery
- Garage with driveway parking
- Walking distance to local schooling
- Conservatory providing extra living space

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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FOUR BEDROOM FAMILY HOME OVERLOOKING MILLFIELDS COUNTY WILDLIFE SITE

Positioned within a quiet cul-de-sac and enjoying attractive views overlooking Millfields County Wildlife Site to the front, this spacious four bedroom family home offers versatile accommodation arranged over three floors, ideally suited to growing families.

The property occupies a convenient position within walking distance of both Coupals Primary Academy and Samuel Ward Academy, whilst also being close to East Town Park, ideal for outdoor walks and dog owners alike.

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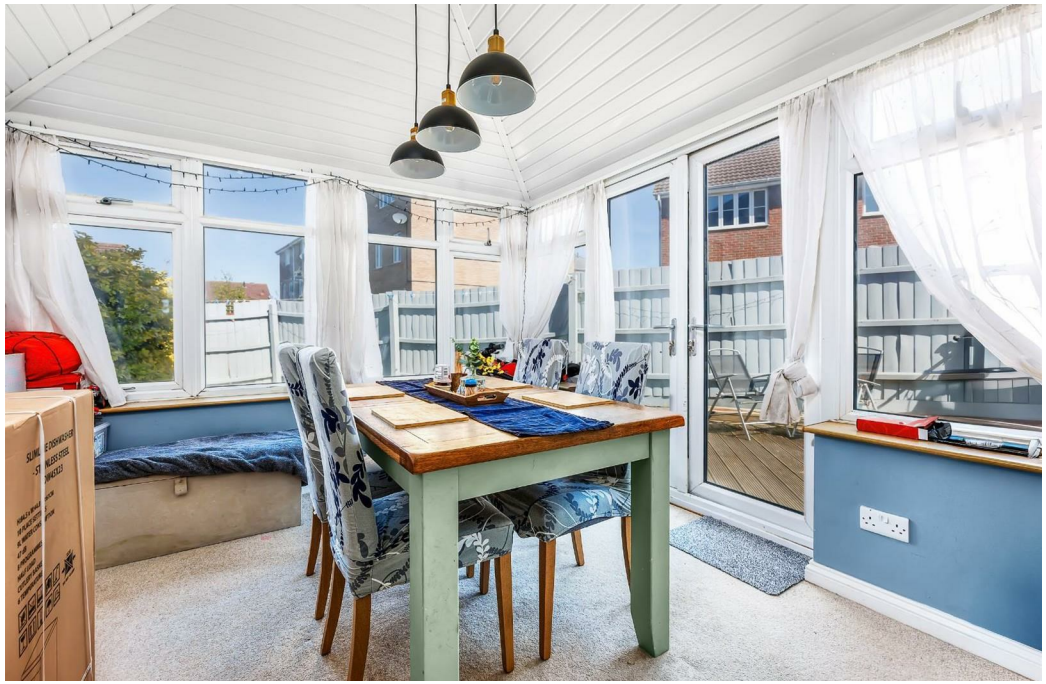
Council Tax Band: C



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.

The accommodation begins with an entrance hall leading through to a fitted kitchen offering a range of base and eye level units with worktops over, inset sink and drainer, integrated oven and gas hob, together with space for additional appliances.

To the rear of the property is a spacious lounge which opens through into the conservatory, creating a fantastic additional reception/dining space with direct access onto the rear garden.

The first floor offers two generous double bedrooms together with the family bathroom suite, whilst the second floor provides a further two bedrooms including the principal bedroom complete with built in wardrobes and ensuite shower room. The fourth bedroom offers flexibility for use as a nursery, dressing room or home office. A further storage cupboard houses the replacement combi boiler.

Outside, the property enjoys a generous rear and side garden enclosed by fencing, with gated access leading to the driveway and garage. In addition to the driveway parking, there is also an allocated parking space.

Overall, this is a well positioned and well proportioned family home offering flexible accommodation in a sought after location close to schooling, green space and everyday amenities.

Entrance Hall

Kitchen
9' 3" x 6' 0" (2.82m x 1.83m)

WC

Lounge
14' 6" x 12' 10" (4.42m x 3.93m)

Conservatory

First Floor Landing

Bedroom
12' 10" x 8' 5" (3.93m x 2.58m)

Bedroom
12' 10" x 8' 11" (3.93m x 2.74m)

Bathroom

Second Floor Landing

Master Bedroom
13' 8" x 10' 8" (4.17m x 3.26m)

Ensuite

Bedroom/Study
12' 7" x 6' 8" (3.86m x 2.04m)

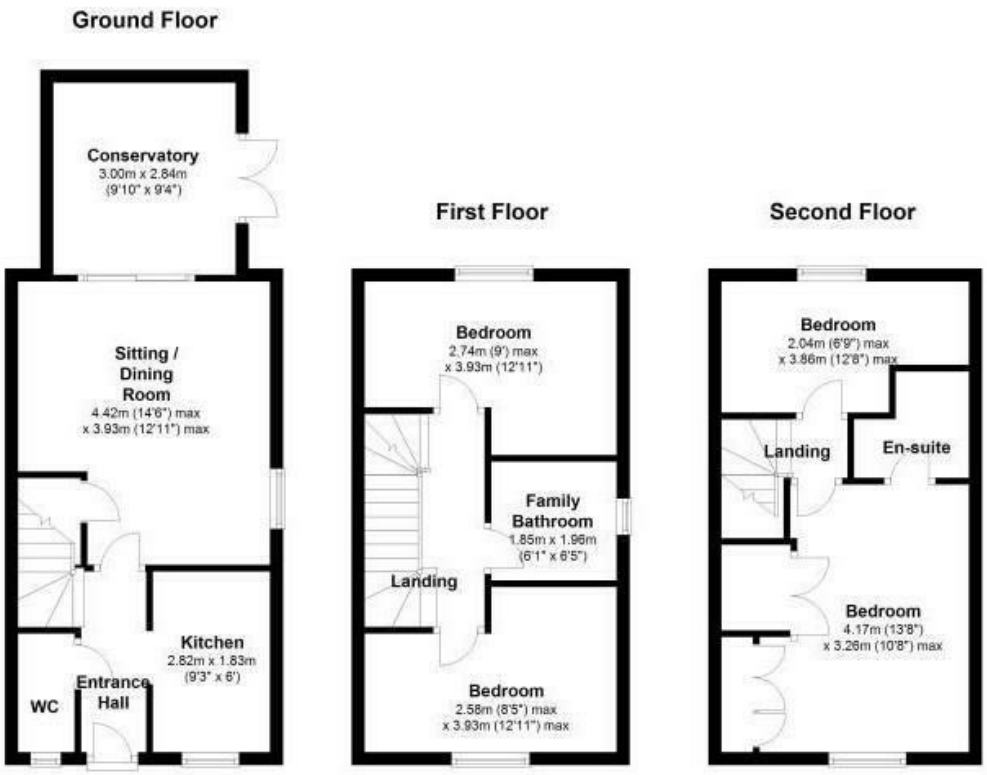
Garage

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.



Viewings

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

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