



JAMIE WARNER
— ESTATE AGENTS —



11 Roberts Drive, Haverhill, CB9 7PU

£250,000

- SOUGHT-AFTER BOYTON PLACE
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- LITTLE WRATTING LOCATION
- OPEN-PLAN LIVING SPACE
- DRIVEWAY FOR TWO CARS
- SURPRISINGLY OPEN DEVELOPMENT
- INTEGRATED MODERN KITCHEN
- IMMACULATE THROUGHOUT

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NO CHAIN - STYLISH MODERN LIVING IN AN OPEN AND SPACIOUS SETTING

Located on the outskirts of town within the sought-after Boyton Place development in Little Wratting, this beautifully presented two-bedroom home enjoys a surprisingly open and spacious setting — a rare advantage for a modern build.

Inside, a sleek contemporary kitchen with integrated appliances and breakfast bar flows effortlessly into a bright lounge area with French doors opening onto the rear garden. Upstairs offers two genuine double bedrooms and a stylish modern bathroom suite.

The enclosed rear garden provides a private space to relax, while a block paved driveway to the side delivers off-road parking for two vehicles.

Modern, light-filled and ready to move straight into.



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

1.59m (5'2") x 1.57m (5'2")

A welcoming entrance finished with quality wood-effect flooring and radiator, setting an immediate tone of understated elegance. A bright and composed space that introduces the style carried throughout the home.

WC

1.45m (4'9") x 0.92m (3')

Beautifully presented and fitted with a contemporary two-piece suite comprising pedestal wash hand basin and low-level WC. Complemented by tiled splashbacks and Karndean flooring, finished in a clean and timeless style.

Kitchen Area

3.13m (10'3") x 2.19m (7'2") max

An immaculately presented kitchen designed with both form and function in mind. Fitted with

a range of contemporary wall and base units enhanced by wood-effect work surfaces, integrated oven with gas hob and stainless steel extractor hood above, inset sink with mixer tap, integrated fridge freezer and integrated washing machine. A front-facing window invites natural light into the space, while the breakfast bar provides a subtle yet stylish transition into the lounge area, creating an effortlessly sociable layout.

Lounge Area

4.32m (14'2") x 3.86m (12'8")

A beautifully proportioned open-plan living space, finished with wood-effect flooring and recessed ceiling lighting, offering a warm and inviting ambience. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. The layout provides an elegant yet practical setting for both everyday relaxation and entertaining. Stairs rise to the first floor.

First Floor

Landing

A bright and well-connected landing providing access to both bedrooms and the bathroom.

Bedroom 1

3.05m (10') max x 3.05m (10')

A refined principal bedroom overlooking the rear aspect, offering a calm and restful atmosphere. Complete with radiator and built-in storage cupboard, the room is both practical and tastefully presented.

Bedroom 2

3.86m (12'8") x 2.21m (7'3")

A well-proportioned double bedroom enjoying excellent natural light from two front-facing windows, including a distinctive tall, slim feature window that enhances the sense of space and adds architectural interest. A bright and elegant room with comfortable proportions and a refined finish.

Bathroom

2.09m (6'10") x 1.82m (6')

Enjoying a contemporary three-piece suite comprising panelled bath with independent power shower and glass screen, pedestal wash hand basin and low-level WC. Finished with tiled splashbacks, heated towel rail and Karndean flooring, creating a clean and sophisticated finish.

Outside

The property enjoys a neatly enclosed rear garden designed for both relaxation and ease of maintenance. A decked terrace provides an ideal seating and entertaining space, leading onto a lawned area bordered by fencing for privacy. A timber storage shed offers practical external storage, while a side gate provides convenient access to the driveway.

To the front, the property is attractively presented with a small landscaped frontage and pathway to the entrance door.

To the side of the house, a block paved private driveway provides off-road parking for two vehicles — a particularly valuable feature for homes of this style and size.

Viewings

By appointment with the agents.

Special Notes

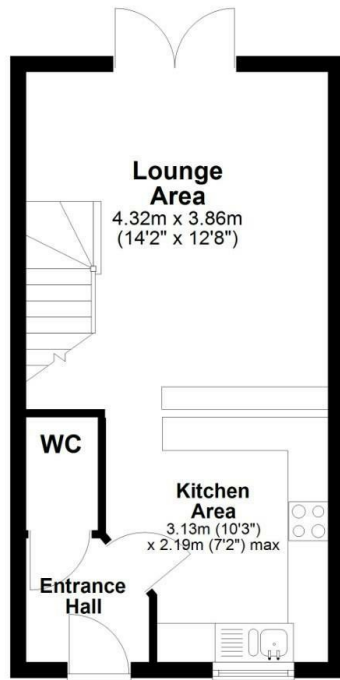
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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





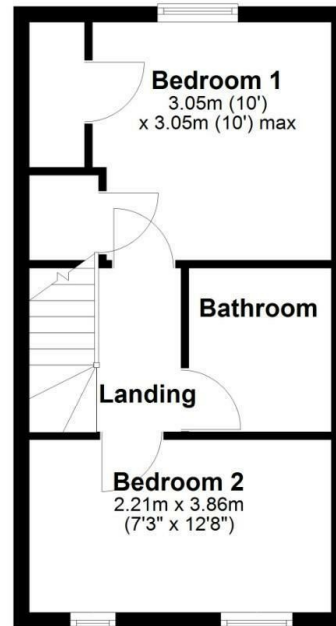
Ground Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



Total area: approx. 58.3 sq. metres (627.2 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Viewings

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

