JAMIE WARNER
ESTATE AGENTS

# 28 Horsham Close, Haverhill, CB9 7HN

## £240,000

- Immaculate move-in ready home
- Two well proportioned bedrooms
- Garage to rear of property
- Spacious sitting room
- Modern bathroom suite
- Parking space to the front
- Kitchen/dining room with French doors
- Enclosed low maintenance garden
- Additional parking to rear

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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# 28 Horsham Close, Haverhill CB9 7HN

MOVE STRAIGHT IN – IMMACULATE TWO BEDROOM HOME WITH GARAGE & PARKING

A beautifully presented two bedroom home located on the Cambridge side of Haverhill, offering bright and well arranged accommodation throughout. The property features a spacious sitting room, modern kitchen/dining room with French doors opening onto the garden, two bedrooms and a family bathroom.

The property further benefits from a low maintenance rear garden, garage and parking both to the front and rear, making it an ideal purchase for first time buyers, downsizers or investors.

2 1 1

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

Porch – 1.70m x 1.29m (5'7" x 4'3")
Entrance porch with wooden flooring and door opening into the main living accommodation.

Sitting Room – 4.21m x 3.99m (13'10" x 13'1")
A bright and welcoming main reception room with window to the front aspect allowing for excellent natural light. The room enjoys attractive wooden flooring and provides comfortable space for seating and everyday living. Staircase rising to the first floor and door leading through to the kitchen/dining room.

Kitchen/Dining Room – 3.99m x 3.11m (13'1" x 10'2")
A well arranged kitchen and dining space overlooking the rear garden. The kitchen area is fitted with a range of modern base and eye level units with worktop space over and inset sink with mixer tap. Integrated electric oven with four ring gas hob and extractor hood above, plumbing for washing machine and space for fridge/freezer.

The dining area comfortably accommodates a table and benefits from French doors opening onto the rear garden, creating a lovely connection between inside and outside space while allowing plenty of natural light to fill the room.

FIRST FLOOR

Landing
Doors leading to all first floor rooms. Two built-in cupboards provide useful storage, one of which houses the wall mounted gas combination boiler serving the heating system and domestic hot water.

Bedroom 1 – 3.99m x 3.19m (13'1" x 10'6") max
A generous principal bedroom extending across the width of the house with two windows to the front aspect providing excellent natural light. Fitted wardrobes offer good storage and the room provides ample space for bedroom furniture.

Bedroom 2 – 3.01m x 2.03m (9'11" x 6'8")
A pleasant second bedroom overlooking the rear garden, ideal as a nursery, guest room or home office.

Bathroom – 2.09m x 1.86m (6'10" x 6'1")
Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. The room is finished with tiled splashbacks, heated towel rail, radiator, tiled flooring and window to the rear aspect providing natural light and ventilation.

OUTSIDE

To the front of the property there is a convenient allocated parking space positioned

directly in front of the house, providing easy day-to-day access.

To the rear the property enjoys a pleasant enclosed garden designed with ease of maintenance in mind. Immediately adjoining the house is a paved patio terrace providing an ideal space for outdoor seating and entertaining, with French doors from the kitchen/dining room creating a natural extension of the living space during warmer months.

The remainder of the garden is laid to artificial lawn, creating a neat and usable outdoor space throughout the year with minimal upkeep required. The garden is enclosed by timber fencing providing a good degree of privacy.

A pathway runs along the side of the garden leading beneath a timber pergola archway and gated access, which continues to a personal door into the garage. The property further benefits from a garage and an additional parking space located to the rear of the property.

## Viewings

By appointment with the agents.

## Special Notes

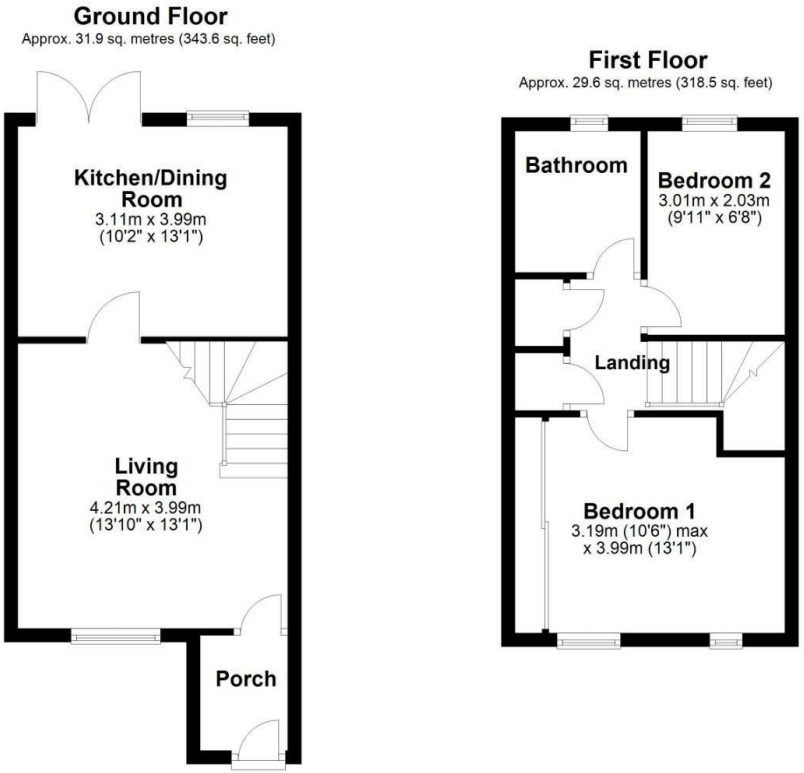
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

BLAINE
BILLIE

Garage en bloc
Property



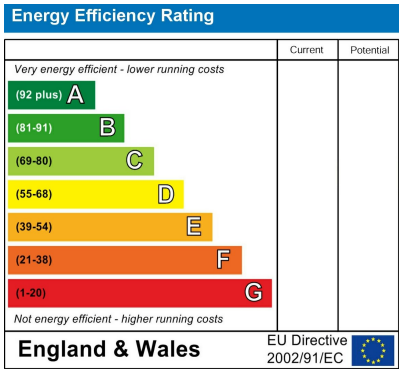

Total area: approx. 61.5 sq. metres (662.1 sq. feet)

## Directions

## Viewings

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

## Council Tax Band

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