



JAMIE WARNER
— ESTATE AGENTS —



13 Arrendene Road, Haverhill, CB9 9JQ

£330,000

- Popular Arrendene development
- Extended side and rear
- Off-road parking
- Cambridge side of town
- Spacious family accommodation
- Versatile office space
- Four/Five bedroom layout
- Generous rear garden
- Modernisation opportunity

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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SPACIOUS EXTENDED FAMILY HOME ON THE CAMBRIDGE SIDE OF TOWN

Located on the ever-popular Arrendene development on the Cambridge side of town, this four/five bedroom detached home offers an excellent opportunity for anyone looking to create a spacious family property to their own taste. Extended to both the side and rear, the house provides generous accommodation throughout and, while in need of modernisation, represents an affordable route into a larger detached home in a sought-after area.



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

Porch

A practical entrance space with windows to the side and front.

Entrance Hall

WC

Fitted with a wall-mounted wash hand basin and low-level WC, with a window to the front and radiator.

Sitting Room

5.18m (17') x 3.96m (13')

A well-proportioned room with a front-facing window, two radiators and stairs rising to the first floor.

Dining Room

4.83m (15'10") x 3.04m (10')

A generous dining area with a rear-facing window, radiator and built-in cupboard.

Kitchen

2.74m (9') x 2.38m (7'10")

Fitted with matching base and eye-level units, round-edged worktops, a stainless steel sink with mixer tap, space for fridge, space for cooker with extractor hood, and a rear-facing window.

Utility Room

4.01m (13'2") x 2.22m (7'3") max

Offering additional base units, plumbing for a washing machine, the wall-mounted gas combination boiler, a rear window and a door leading out to the garden.

Office

4.79m (15'9") x 2.65m (8'8") max

A sizeable room with a front-facing window and radiator, suited to a range of uses.

First Floor

Landing

Dressing Area

2.77m (9'1") max x 1.95m (6'5")

A useful space with access to a built-in storage cupboard.

Bedroom 1

2.77m (9'1") x 2.38m (7'10")

A rear-facing bedroom with radiator.

En-suite: includes a pedestal wash hand basin and tiled shower enclosure.

Bedroom 2

4.47m (14'8") x 2.77m (9'1")

A good double bedroom with a front-facing window and radiator.

Bedroom 3

5.49m (18') x 2.41m (7'11")

A bright room with windows to both the front and rear and a radiator.

Bedroom 4

2.83m (9'3") x 1.96m (6'5")

A front-facing bedroom with radiator.

Bathroom

Fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, with tiled splashbacks, a rear window and radiator.

Outside

The rear garden offers a generous lawn bordered by established trees and enclosed fencing, creating a private and naturally sheltered space. There is plenty of scope for seating areas, play equipment and future landscaping, with mature shrubs adding character throughout. Access is available directly from the utility room.

To the front, there is an open lawn alongside a driveway providing off-road parking, giving a straightforward and practical approach.

Viewings

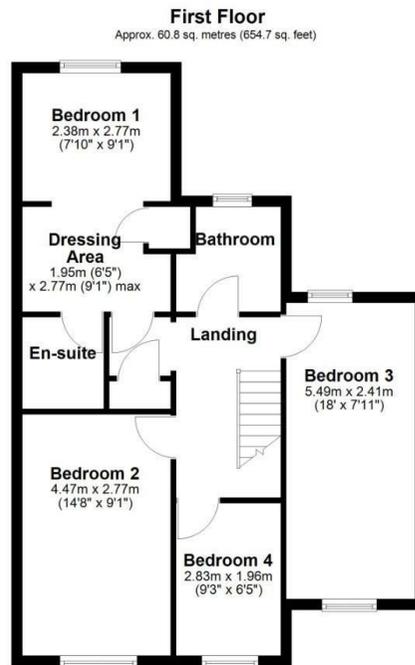
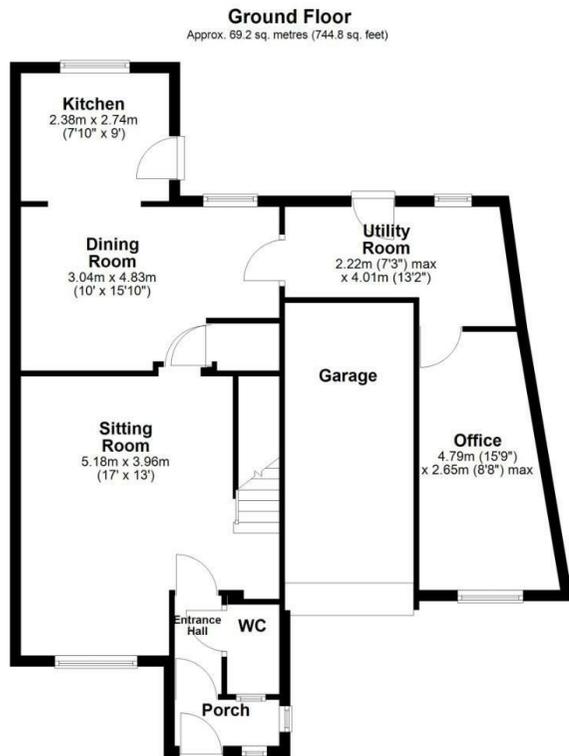
By appointment with the agents.

Special Notes

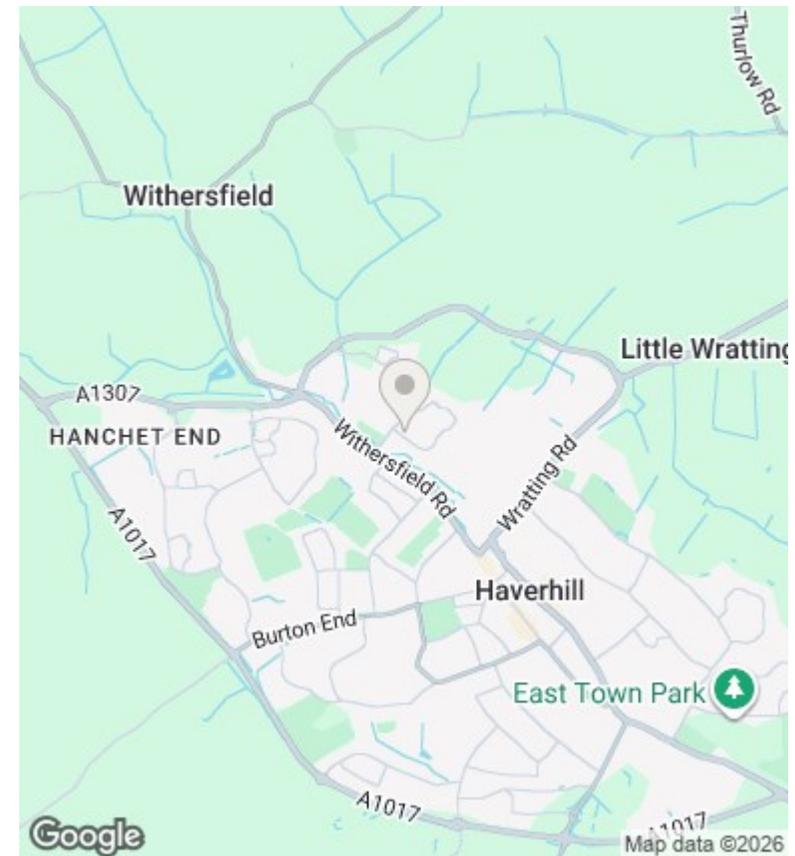
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 130.0 sq. metres (1399.6 sq. feet)



Directions

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Viewings

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

Council Tax Band

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

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