JAMIE WARNER
— ESTATE AGENTS —

22 Quendon Place, Haverhill, CB9 0HZ

£235,000

- Spacious three-bedroom end-terrace
- Close to town centre amenities
- Modern bathroom and downstairs WC
- Located on Lower Chalkstone development
- Attractive kitchen and dining area
- Double glazing and gas heating
- Backs onto tranquil greensward
- Bright and airy conservatory
- Perfect for families or FTB's

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Spacious and stylish, this three-bedroom end-terrace home on the sought-after Lower Chalkstone development offers a rare blend of comfort and convenience. Backing onto a tranquil greensward and just a short stroll from the town centre, cinema, and tennis club, this property is perfect for modern living. Highlights include an attractive kitchen/diner, a bright conservatory, a generous sitting room, and a modern bathroom suite. With double glazing, gas radiator heating, and a downstairs WC, it’s an ideal choice for families or first-time buyers seeking a home that stands out.

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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.

Entrance Hall

Through the entrance door, you are greeted by a warm and spacious hallway featuring a radiator, elegant wooden flooring, a built-in cupboard, and a staircase leading to the first floor.

WC

The WC features a front-facing window and is equipped with a two-piece suite, including a wall-mounted washbasin with a mixer tap and a low-level toilet. The space is finished with tiled flooring for a clean and modern look.

Kitchen/Dining Room

16'6" x 8'5"

Equipped with a coordinated selection of base and wall-mounted units featuring round-edged worktops, this space includes a stainless steel sink with a single drainer and mixer tap. It offers plumbing for a washing machine, along with dedicated space for a fridge/freezer, washing machine, and cooker, complete with an extractor hood. A front-facing window allows natural light to brighten the room, complemented by a radiator and tiled flooring.

Sitting Room

13'10" x 15'0"

A spacious sitting room featuring a radiator, elegant wooden flooring, and patio doors leading seamlessly to the conservatory.

Conservatory

A rear-facing window offers charming views of the garden, beautifully paired with wooden flooring. The room features a door leading to a generous storage cupboard, along with a separate door providing direct access to the garden.

Landing

Built-in storage cupboard, access to loft, doors to all first floor rooms.

Bedroom 1

16'6" x 8'5"

The main bedroom is a spacious double room, comfortably accommodating a king-size bed, side tables, and a convenient alcove ideal for wardrobes. A front-facing window fills the room with natural light, while a radiator ensures comfort.

Bedroom 2

13'10" x 8'5"

The second bedroom is a spacious double room featuring a rear-facing window with views of the garden and a radiator for added comfort.

Bedroom 3
10'11" x 6'2"
Bedroom 3 is a spacious single room featuring a rear-facing window with lovely views of the garden.

Bathroom
A beautifully designed room featuring a four-piece suite that includes a corner bath with a telephone-style mixer tap, a pedestal wash hand basin with a mixer tap, a tiled shower enclosure equipped with an electric shower and glass screen, and a low-level WC. The walls are fully tiled to create a sleek, polished finish, complemented by wooden flooring. Additional features include a heated towel rail and a window to the front, bringing in natural light.

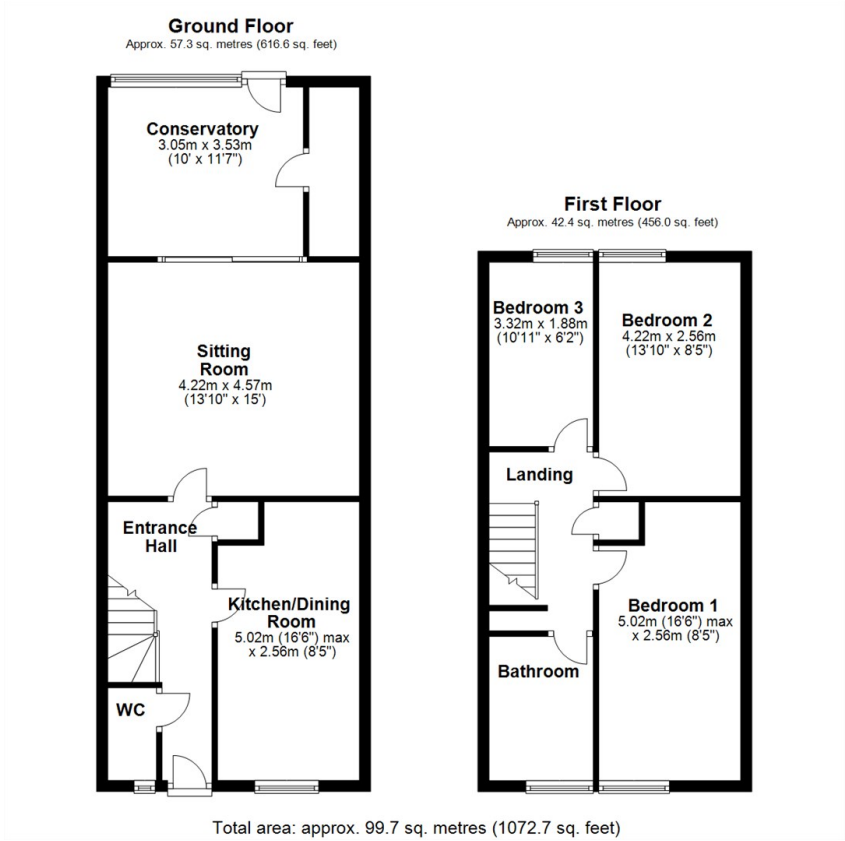
Outside
This delightful south-westerly facing garden offers a charming, low-maintenance outdoor space to relax and unwind. Primarily paved for ease of upkeep, the garden also features a gate at the far end, providing convenient access to the residents' parking area and a scenic greensward.

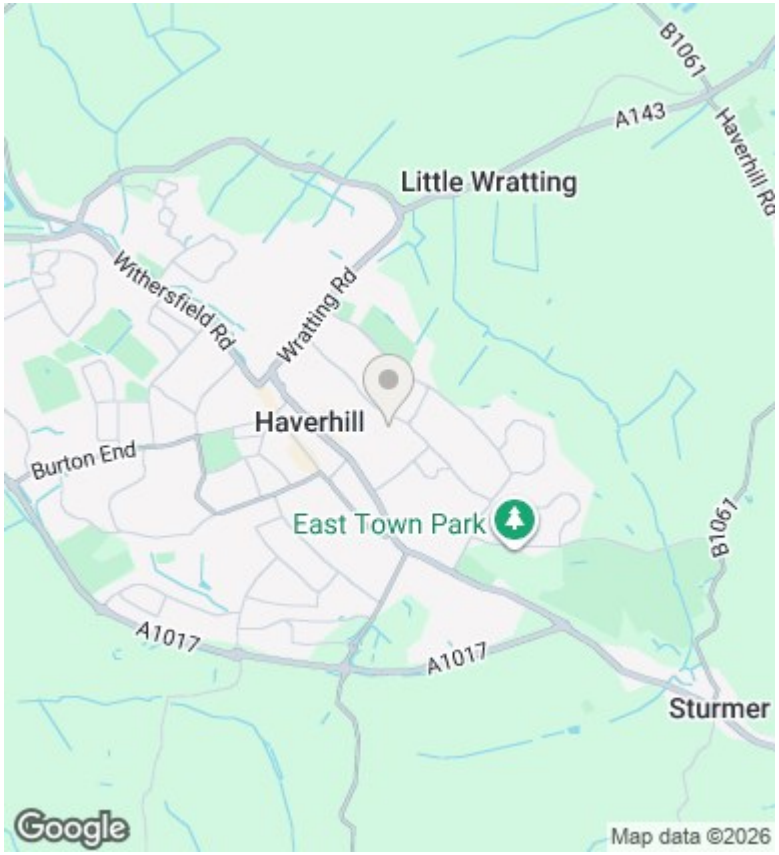
Viewings
By appointment with the agents.

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.





Directions

Viewings

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

Council Tax Band

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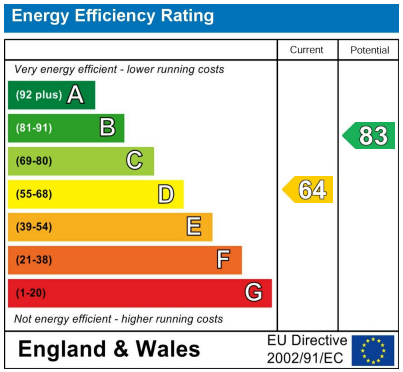

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