JAMIE WARNER
— ESTATE AGENTS —

17 Aragon Road, Haverhill, CB9 9QX

Guide Price £290,000

- Three Bedrooms
- Garage & Parking
- No Onward Chain
- Sitting Room
- Attractive Views
- Conservatory
- Private Rear Garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Presenting a beautifully designed three-bedroom townhouse, this property stands without an onward chain and offers a picturesque outlook over open fields. The home boasts a spacious master bedroom complete with an en suite and a walk-in wardrobe, ensuring ample personal space and storage.
Further features include two additional well-sized double bedrooms, a thoughtfully fitted kitchen, and a serene conservatory, perfect for relaxation. The convenience of a single garage paired with additional parking space adds to the appeal of this well-situated home.

3 2 1 C

Council Tax Band: C

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Ground Floor

Entrance Hall
Radiator, stairs to first floor, wooden flooring, door to:

WC
Fitted with a two-piece suite comprising a wash hand basin and low-level WC, tiled splashbacks, radiator, wooden flooring.

Kitchen
7'9"
Fitted with a matching range of base and eye level units with round edged worktops, stainless steel unit with single drainer and mixer tap, fridge/freezer, plumbing for washing machine, space for dishwasher and cooker with extractor hood over, window to front, wooden flooring.

Sitting/Dining Room
14'11"
Window to rear, radiator, french doors to Conservatory.

Conservatory
9'0"
Half brick and uPVC double glazed construction with a clear double glazed roof, power and lights are connected, living flame effect fireplace with marble surround and timber mantle over, tiled flooring, french doors to garden.

First Floor

Landing
Stairs to second floor, door to storage cupboard, door to:

Bedroom 2
10'0"
Two windows to rear, radiator, two built-in double cupboards.

Bedroom 3
8'0"
Window to front, radiator, built-in double cupboard.

Family Bathroom
Fitted with a three-piece suite comprising a panelled bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, window to front, radiator.

Second Floor
Bedroom 1 4.54m (14'11") x 3.40m (11'2")

Window to front, radiator, double door to Walk-In Wardrobe.

En-suite

Fitted with a three-piece suite comprising a pedestal wash hand basin, tiled shower cubicle with fitted electric shower over and a low-level, tiled splashbacks, window to rear, radiator.

Outside

The rear garden has an paved patio are lying immediately from the house providing a pleasant seating area. The main of the garden is laid with slate chippings with an array of mature shrub displays. To the rear of the garden there is an enclosed timber pergola which the current vendor has set up as an entertainment area but is versatile for other uses. A gated access lies at the rear.

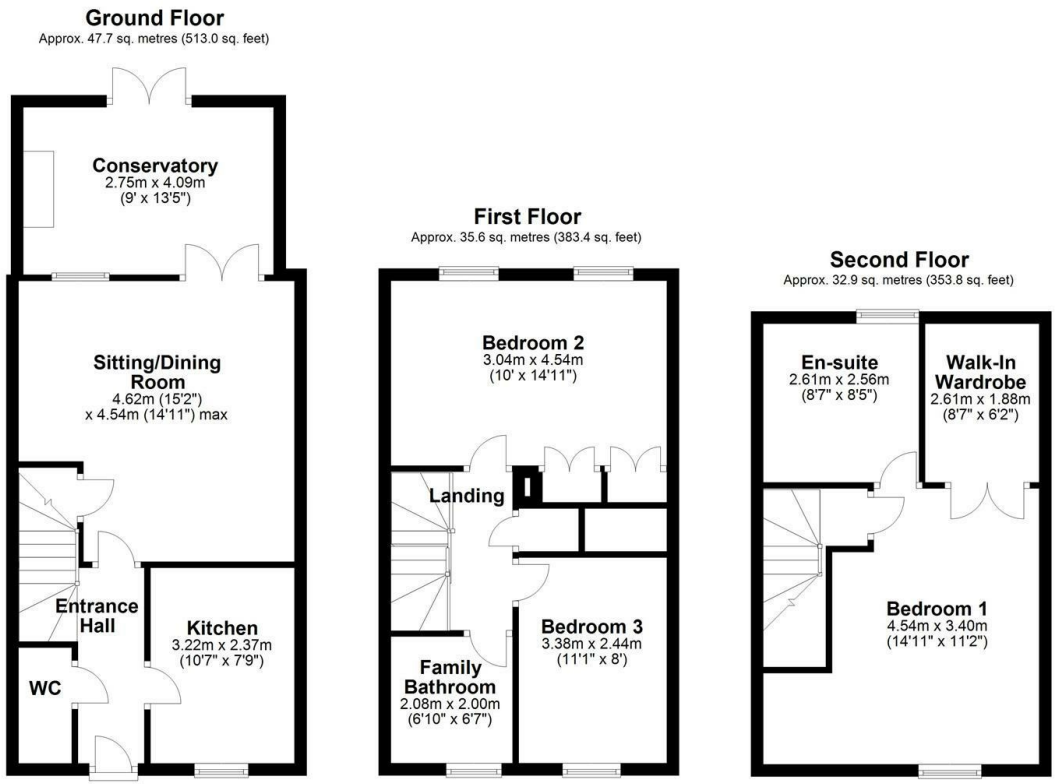
Garage and parking

The property benefits from a single garage and parking within the residents parking area to the left of the property.

Viewings

By appointment with the agents.

LOCAL AUTHORITY - WEST SUFFOLK - BAND C



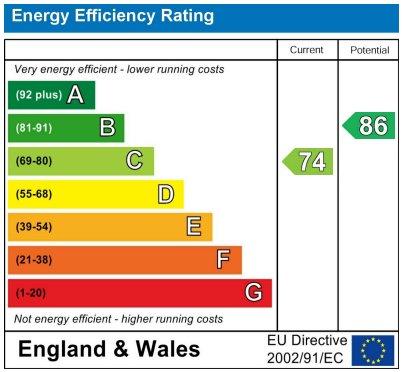
Total area: approx. 116.1 sq. metres (1250.2 sq. feet)

Directions

Viewings

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

Council Tax Band



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