JAMIE WARNER
– ESTATE AGENTS –







2 Abbotts Court, Sturmer, Haverhill, CB9 7XX

Offers Over £375,000

- NO ONWARD CHAIN Spacious four-bedroom detached family home
- Bright kitchen with modern fittings
- Master bedroom with en-suite bath
- Peaceful cul-de-sac setting in popular village location
- Generous lounge and dining areas
- Garage, carport, and ample parking
- Over 1,350 sq. ft. living space
- Conservatory overlooking charming garden
- Close to scenic woodland walk

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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NO ONWARD CHAIN
Nestled in a quiet cul-de-sac in the sought-after village of Sturmer, this beautifully presented four-bedroom detached home offers over 1,350 sq. ft. of well-designed living space — ideal for modern family life.

Step inside to a spacious entrance hall that flows into a light-filled living room, complete with feature fireplace and views onto the private rear garden. The separate dining room and adjoining conservatory create an ideal setting for entertaining, while the contemporary kitchen offers ample storage and integrated appliances. A utility room and ground floor WC add further convenience.

Upstairs, the property boasts four well-proportioned bedrooms, including a generous master with en-suite shower room. A stylish family bathroom completes the first-floor accommodation.

Outside, enjoy a landscaped garden with patio and lawn, perfect for relaxing or outdoor dining. A garage, carport, and driveway provide ample off-road parking.

Located just a short drive from Haverhill town centre, this property benefits from excellent local amenities, access to countryside walks, and convenient links to Cambridge, Bury St Edmunds, and Saffron Walden.

4 2 2 C

Council Tax Band: D





Sturmer
Sturmer is a popular and unspoilt village which lies on the Essex and Suffolk borders approximately 1.5 miles south east of Haverhill and 20 miles from Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.

Entrance Hall
Welcoming entrance hall with a front-facing window, radiator, tiled flooring and stairs leading to the first floor. Door to:

WC
Conveniently located cloakroom with side-facing window, a stylish two-piece suite comprising a vanity wash hand basin with mixer tap, low-level WC, and a heated towel rail. Tiled flooring.

Kitchen
3.91m (12'10") x 3.34m (11') max
A bright and well-appointed kitchen fitted with a matching range of base and eye-level units, complemented by round-edged worktops. Includes a 1.5 bowl stainless steel sink with drainer and mixer tap, integrated fridge & tumble dryer, plumbing for a washing machine, fitted electric fan-assisted oven, built-in four-ring ceramic hob with extractor hood and a built-in microwave. Front-facing window and tiled flooring. Door to:

Dining Room
4.32m (14'2") x 2.95m (9'8")
Spacious dining room with rear-facing window, radiator, and wooden flooring. Double doors open up to the sitting room, creating a great flow for entertaining.

Sitting Room
6.96m (22'10") x 3.48m (11'5")
Generously sized sitting room with a front-facing window, two radiators, and patio doors leading to:

Conservatory
3.07m (10'1") x 3.05m (10')
A delightful timber conservatory with polycarbonate roof, ceiling fan, power and lighting. Tiled flooring with double doors opening to the garden, perfect for relaxing or entertaining.

First Floor

Landing

Spacious landing with doors leading to:

Bedroom 1
3.48m (11'5") x 3.39m (11'1")
A bright and airy master bedroom featuring a front-facing window, radiator, and two built-in double wardrobes. Door to:

En-suite Bathroom
Modern en-suite comprising a corner bath with electric shower overhead, pedestal wash hand basin with mixer tap, low-level WC, and a heated towel rail. Front-facing window.

Bedroom 2
3.39m (11'1") x 3.34m (11') max
Generously proportioned second bedroom with a front-facing window, radiator, wooden flooring, and a built-in double wardrobe.

Bedroom 3
2.84m (9'4") x 2.70m (8'10")
A cosy third bedroom with a rear-facing window, radiator, and built-in double wardrobe, ideal as a guest room or home office.

Bedroom 4
2.84m (9'4") x 2.49m (8'2")
Another rear-facing bedroom with a built-in double wardrobe, radiator, and wooden flooring, offering plenty of storage and versatility.

Bathroom
Well-appointed family bathroom featuring a spa bath with power shower and glass screen,

vanity wash hand basin with mixer tap, low-level WC, and a heated towel rail. Rear-facing window and tiled flooring.
This property offers generous living space, modern amenities, and thoughtful design, perfect for families or professionals looking for a comfortable and stylish home.

Outside
The property boasts a charming two-tier garden, beautifully laid to lawn and bordered by a delightful array of flowers and shrubs. This well-maintained outdoor space provides the perfect setting for relaxation and enjoyment. The garden is fully enclosed with timber fencing, offering both privacy and security, while a convenient personal door leads directly into the carport.

Carport, Garage & Driveway
The property features a single carport, providing a covered parking area with potential to install a garage door, transforming it into a secure garage or workshop if desired. A connecting door leads into the single garage, which benefits from eaves storage, power, and lighting.
The driveway, which leads to both the carport and garage, offers off-road parking for multiple vehicles.

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.









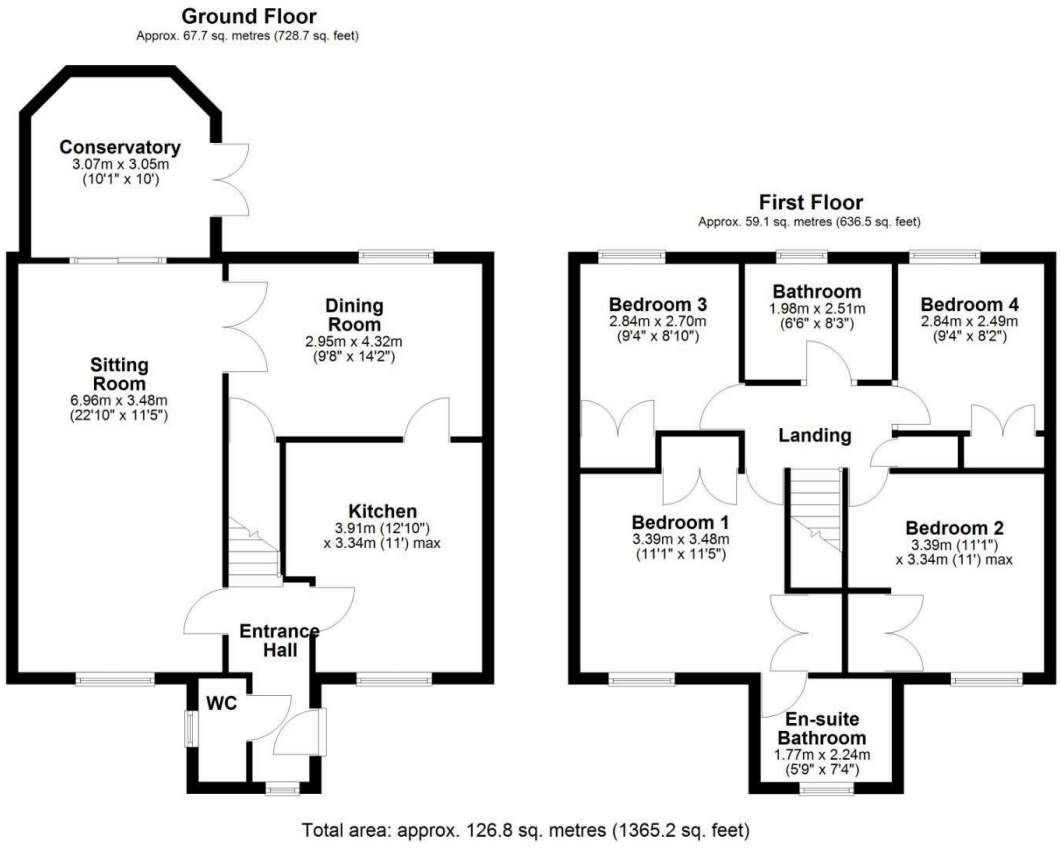




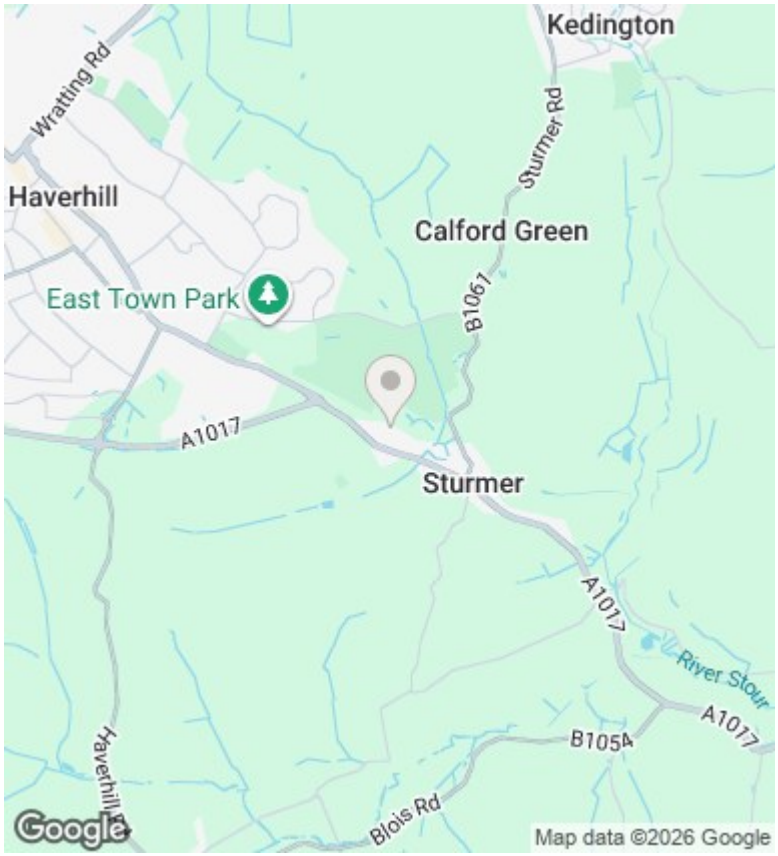








Total area: approx. 126.8 sq. metres (1365.2 sq. feet)



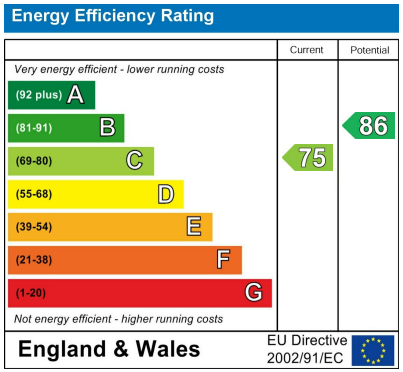
Directions

Viewings

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

Council Tax Band

B



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