JAMIE WARNER
– ESTATE AGENTS –







3 Horsham Close, Haverhill, CB9 7HN

£279,950

- 2 bedroom semi-detached bungalow
- Sitting room opening to conservatory
- Modern shower room
- Located on Hanchet Village development
- Fitted kitchen
- Garage and driveway parking
- Pleasant cul-de-sac position
- Two bedrooms
- Enclosed rear garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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2 BEDROOM BUNGALOW IN HANCHET VILLAGE – CHAIN FREE WITH GARAGE & CONSERVATORY

A well presented two bedroom semi-detached bungalow located within a pleasant cul-de-sac on the popular Hanchet Village development. The property offers well balanced accommodation including a spacious sitting room opening into a conservatory, fitted kitchen, two bedrooms and a shower room. Outside the bungalow enjoys an enclosed rear garden together with a garage and driveway providing off road parking. Offered for sale CHAIN FREE, making it an excellent opportunity for buyers seeking single level living in a well regarded residential location.

2 1 1

Council Tax Band: C





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
2.76m (9'1") max x 2.24m (7'4")
A welcoming central hallway forming the hub of the home and providing access to the principal accommodation. Radiator.

Sitting Room
4.83m (15'10") x 3.36m (11')
A bright and well proportioned reception room featuring a living flame effect electric fireplace creating a focal point to the room. Large patio doors open through to the conservatory allowing plenty of natural light while providing an attractive outlook towards the garden. Two radiators.

Conservatory
2.49m (8'2") x 2.23m (7'4")
Constructed of brick and double glazed elevations beneath a polycarbonate roof, this pleasant additional reception space enjoys views over the garden and provides an ideal spot for relaxing or dining. Radiator and door opening to the garden.

Kitchen
3.04m (10') x 2.76m (9'1")
Fitted with a range of matching base and eye level units complemented by work surfaces incorporating a sink unit with single drainer and mixer tap. Integrated fridge/freezer together with plumbing for washing machine and dishwasher and space for cooker with extractor hood over. Windows to the front and side aspects provide good natural light with a door giving outside access.

Bedroom 1
3.96m (13') x 3.36m (11')
A spacious double bedroom enjoying a pleasant outlook to the side and benefiting from an extensive range of fitted wardrobes providing excellent storage. Radiator.

Bedroom 2
2.80m (9'2") x 2.76m (9'1")

A well proportioned second bedroom with windows to both the front and side aspects allowing plenty of natural light, making it ideal as a guest bedroom or home office.

Shower Room
2.13m (7') x 1.68m (5'6")
Fitted with a three piece suite comprising a double shower enclosure with electric shower and glass screen, pedestal wash hand basin and low level WC. Full height ceramic tiling to all walls and window to the front aspect.

Outside
The property enjoys a pleasant enclosed rear garden which is mainly laid to lawn with established borders and paved pathways. A patio area provides space for outdoor seating while the garden is enclosed by fencing offering a good degree of privacy. There is a personal door providing access into the garage together with a gated side access leading to the driveway, making the space both practical and easy to maintain.

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.









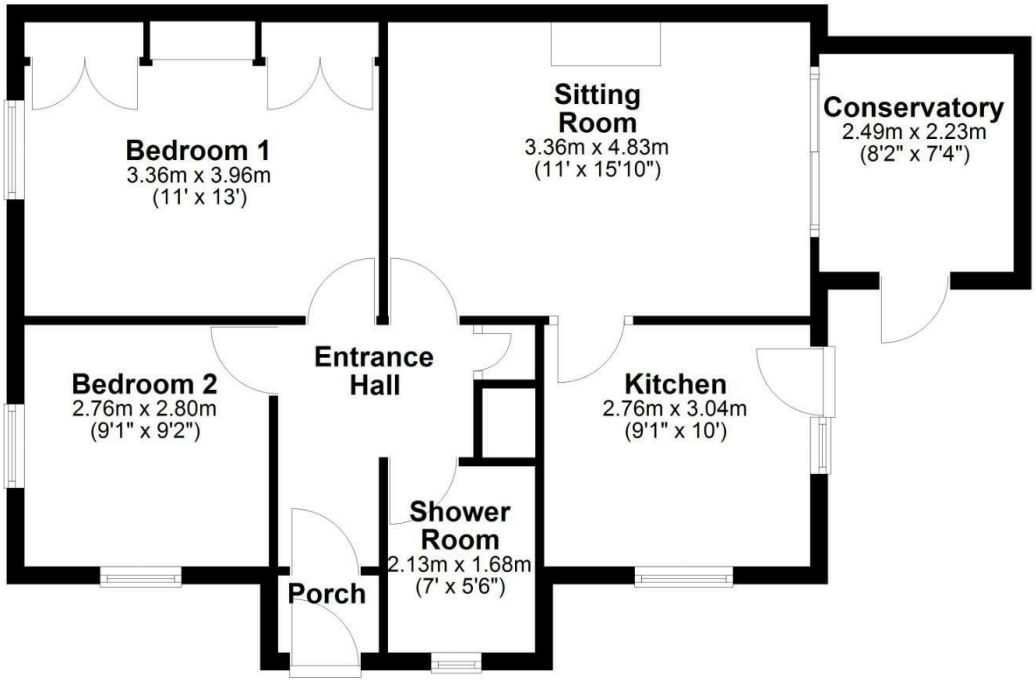






Ground Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



Total area: approx. 64.3 sq. metres (691.8 sq. feet)

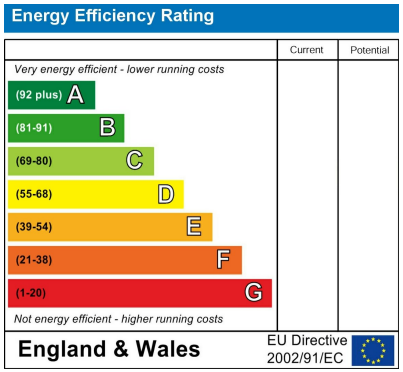


Directions

Viewings

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

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