



JAMIE WARNER
— ESTATE AGENTS —



4 Fleming Way, Withersfield, Haverhill, CB9 7SQ

Guide Price £310,000

- Four/Five Bedroom Town House
- En Suite
- Family Bathroom & Cloakroom
- Re-Fitted Kitchen/Dining Room
- South Facing Landscaped Rear Garden
- Solar Panels
- Family Room
- Popular Arboretum Development

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4 Fleming Way, Haverhill CB9 7SQ

A stunning four/five bedroom home nestled in the picturesque parish of Withersfield, boasting convenient links to Cambridge. Indulge in the spacious open-plan kitchen/breakfast room flowing into a cosy family room, a sun-drenched south-facing garden, and private off-road parking.



Council Tax Band: C



Ground Floor

Entrance Hall

Fitted storage cupboard, radiator, wooden flooring, stairs to first floor, entrance door, door to:

WC

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

Kitchen/Dining Room

4.75m (15'7") x 3.66m (12') Fitted with a matching range of base units with worktop space over, matching breakfast bar, sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring hob, window to rear, wooden flooring, french doors to garden, open plan to:

Family Room

3.66m (12') x 2.51m (8'3") Radiator, ceiling spotlights.

First Floor

Landing

Window to front, radiator, stairs to first floor.

Bedroom 1/Sitting Room

4.75m (15'7") x 3.71m (12'2") Radiator, wooden flooring, french doors opening to a Juliet balcony.

Bedroom 5

3.05m (10') x 2.55m (8'4") Window to front, radiator.

Bathroom

Fitted with a three-piece suite comprising panelled a bath with shower attachment over, mixer tap and glass screen, vanity wash hand basin with mixer tap, tiled splashbacks, low-level WC, heated towel rail, wooden flooring.

Second Floor

Landing

Heated towel rail, door to built-in cupboard.

Bedroom 4

3.66m (12') x 2.13m (7') Window to rear, radiator.

Bedroom 3

3.66m (12') x 2.55m (8'4") Window to rear, radiator.

Bedroom 2

3.83m (12'7") x 3.77m (12'4") Two windows to front, radiator, wooden flooring, door to:

En-suite

Fitted with a three-piece suite comprising a pedestal wash hand basin with mixer tap, double shower enclosure with fitted shower over and folding glass screen, low-level WC, heated towel rail, wooden flooring.

Outside

The property has been nicely landscaped and enjoys a paved patio area immediately from the house providing a pleasant area for seating. A two feature fishponds lie beyond the paving which are split by a pathway leading to a shingle and decked area. Raised beds and seating lie along the side

boundaries. Steps lead up to a further patio area. The garden has been generously stocked with an array of flower and shrub displays and the garden is enclosed by timber fencing with a gated access to the rear.

Garage & Drive

The single garage has been reduced in size to provide the family room (see floorplan) the front end of the garage remains to provide storage. A driveway leads to the up and over garage door and provides off-road parking.

Viewings

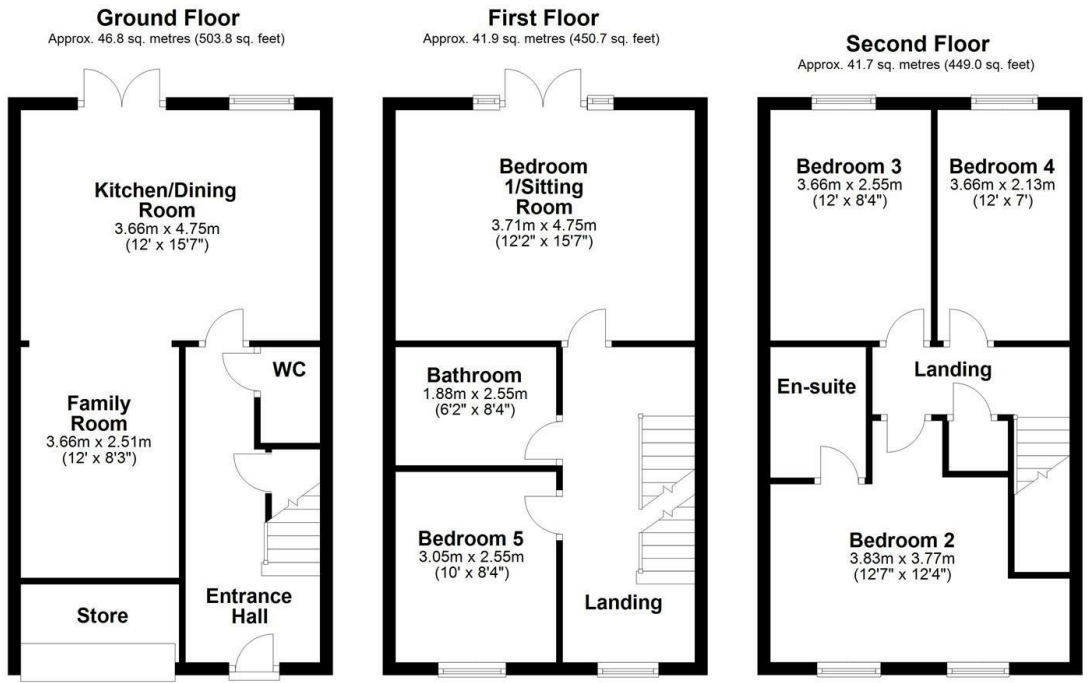
By appointment with the agents

Special Notes

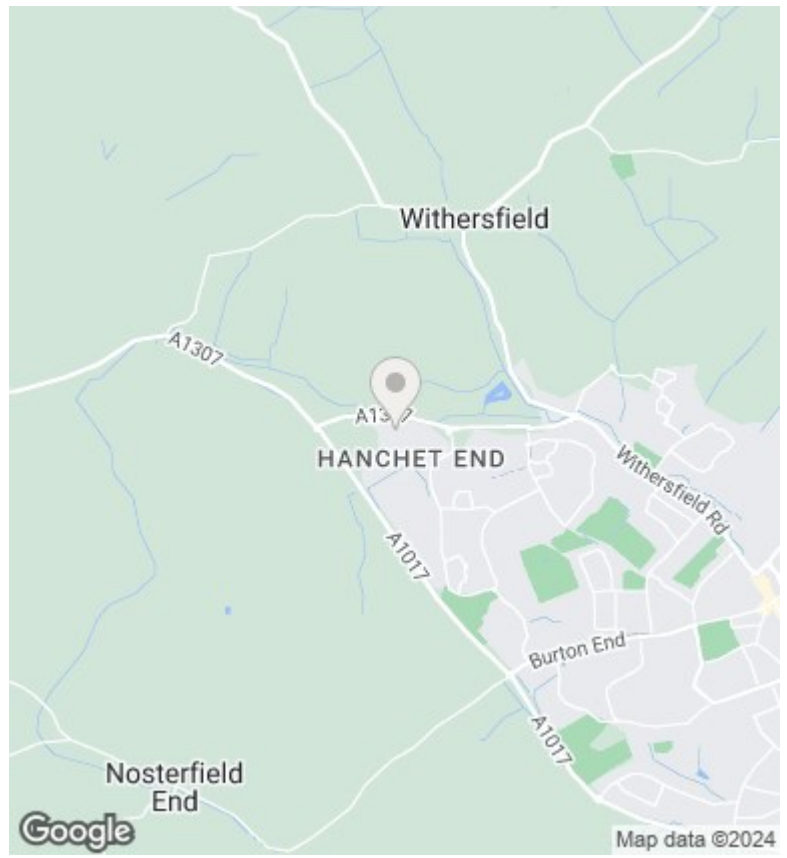
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 130.4 sq. metres (1403.5 sq. feet)



Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	