

Balmforth

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20 Darwin Walk

Haverhill, CB9 7ST

Asking Price £270,000



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Two double bedroom modern property situated in the Arboretum Research Park in Withersfield. The property benefits from open plan living/dining room & kitchen, master bedroom with en suite, low maintenance gardens and allocated parking overlooking greensward to the front. (EPC Rating A)

ENTRANCE HALL

The property is entered via UPVC glazed door into a spacious internal Hallway. Built in utility/storage which contains plumbing for washing machine and further storage, solid oak flooring.

CLOAKROOM

Suite comprising WC & wash hand basin with tiled splash back, radiator, window to front, extractor fan.

OPEN PLAN LIVING AREA/KITCHEN

21'2 x 13'1 (6.45m x 3.99m)

Kitchen: Range of wall and base units with work surfaces over creating island breakfast bar, integrated fridge / freezer, washing machine & dishwasher, inset sink with mixer tap, double eye level electric oven with five ring gas hob and heating drawer, over the top electric extractor fan, floor level fan heating, inset spotlights, solid oak flooring. Patio doors leading out the rear, radiator, TV points, solid oak flooring throughout.

BEDROOM ONE

9'11 x 10' (3.02m x 3.05m)

Window to the rear, built in wardrobes, radiator, Door to:

EN-SUITE

Suite comprising shower cubicle, wash basin with tiled splash back, W/C, radiator.

BATHROOM

9'6 x 8'4 (2.90m x 2.54m)

Suite comprising bath with over the top shower with splash back tiles, wash basin with splash back tiles, W/C, tiled flooring, radiator, extractor fan.

LANDING

Access to Loft Space.

BEDROOM TWO

9'6 x 8'4 (2.90m x 2.54m)

Windows over looking the front, built in wardrobes, TV point, double panel radiator.

OUTSIDE

The private rear garden is enclosed by fencing, with laid to patio area with raised red brick planters, pathway leading to gated rear access, timber shed. With allocated off road parking available at the front and currently a field to the front.

HAVERHILL

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, gymnasias, 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.

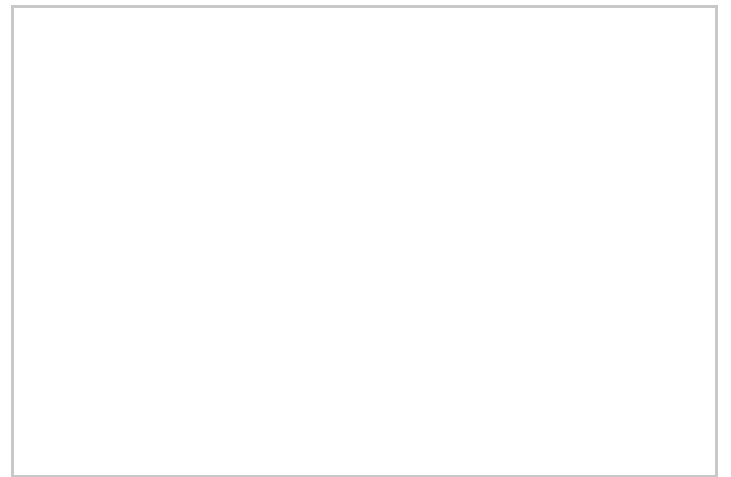
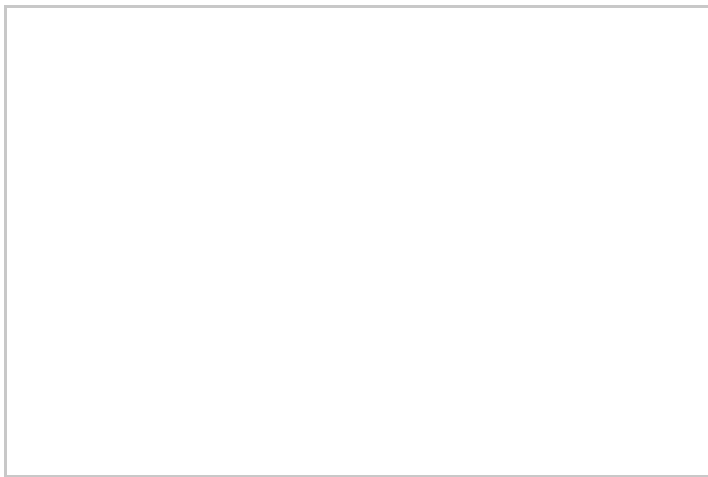
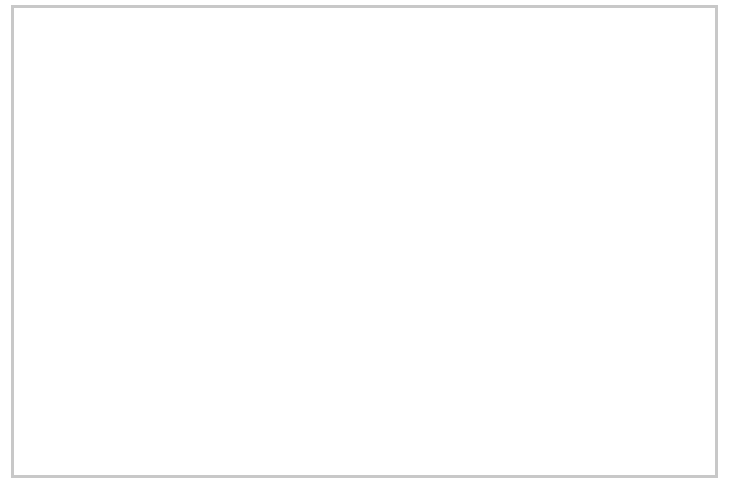
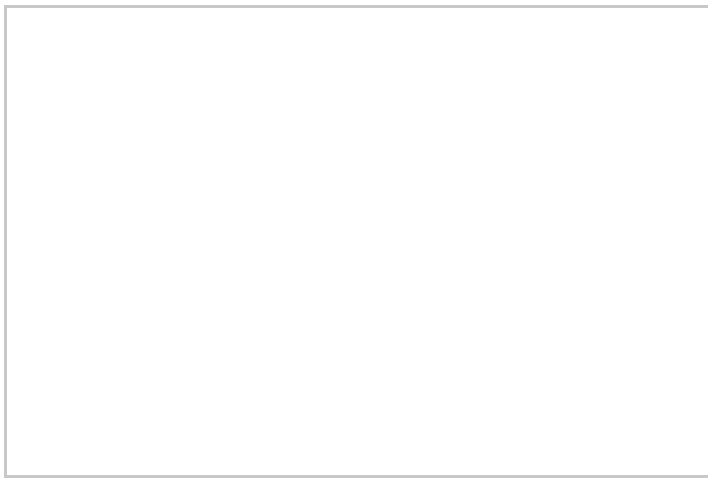
WITHERSFIELD

The charming and picturesque village of Withersfield with its fine church, village green and public house is within easy reach of the A1307 and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (14 miles), M11 (10 miles), Saffron Walden (13 Miles) and Bury St Edmunds (15 miles).

RMG maintenance cost

£254 per year for shared garden spaces and parking spaces.

Tel: 01440 707976



Road Map



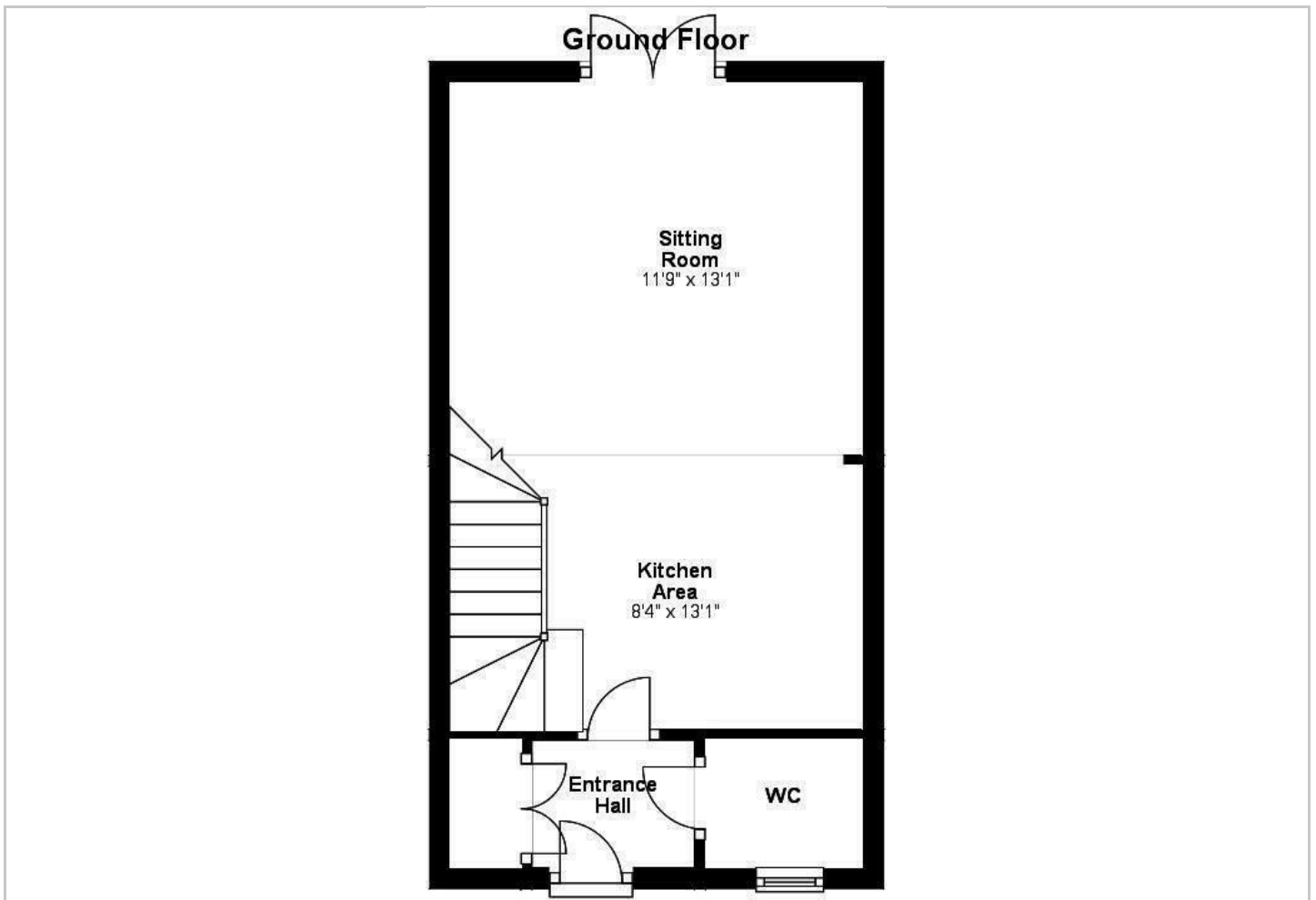
Hybrid Map



Terrain Map



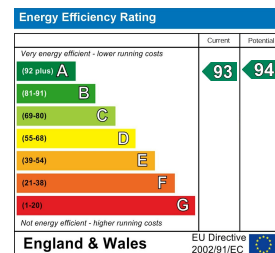
Floor Plan



Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.