

Summary

Welcome to this wonderful three-bedroom home, perfectly situated on the recently constructed Orchid Grove development on the desirable Cambridge side of Haverhill. Nestled in a charming, tucked-away position, this property offers privacy and convenience, with allocated parking & plenty of space.

Description

Approximate Room Sizes

THE PROPERTY Welcome to this wonderful three-bedroom home, perfectly situated on the recently constructed Orchid Grove development on the desirable Cambridge side of Haverhill. Nestled in a charming, tucked-away position, this property offers privacy and convenience, with two allocated parking spaces immediately outside.

As you step inside, you're greeted by a bright and welcoming entrance hall, complete with a built-in cupboard and a convenient ground floor cloakroom. The kitchen/diner is a highlight, flooded with natural light and offering a well-appointed space with a good range of base and eye-level units, worktops, an inset sink and

drainer, and ample space and plumbing for your appliances.

The lounge is a comfortable and inviting room, featuring French doors that lead out to the garden. This low-maintenance outdoor space is enclosed by wall and fencing, providing a peaceful retreat with a patio area, lawn, and gated side access.

Ascending to the first floor, you'll find three generously sized bedrooms. The master bedroom benefits from its own ensuite shower room, providing a private sanctuary, while a well-equipped family bathroom serves the remaining two bedrooms.

This lovely home, situated in a peaceful and

sought-after location, is ideal for both first-time buyers and those looking to upsize. Don't miss your chance to make this beautiful property your own!

ENTRANCE HALL

KITCHEN/DINER 16' 7" x 9' 7" (5.07m x 2.93m)

LOUNGE 16' 7" x 9' 11" (5.07m x 3.04m)

CLOAKROOM

LANDING

BEDROOM ONE 12' 5" x 10' 0" (3.8m x 3.07m)

ENSUITE

BEDROOM TWO 9' 6" x 9' 6" (2.9m x 2.9m)

BEDROOM THREE 9' 6" x 6' 10" (2.9m x 2.1m)

BATHROOM

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

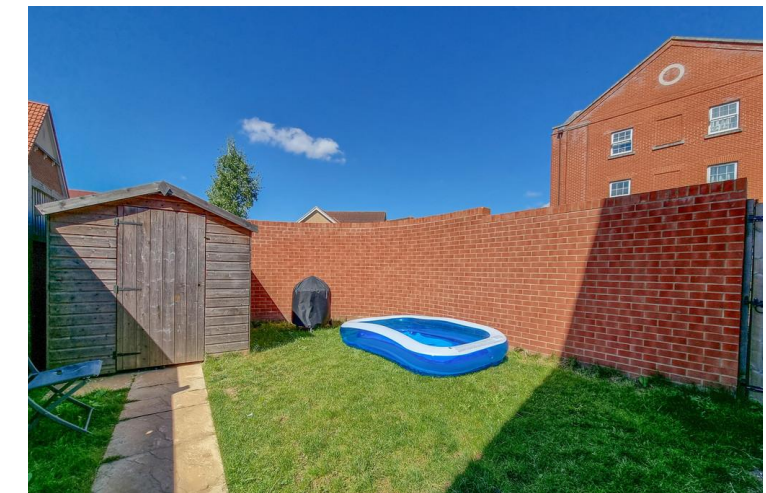
Services – all mains services

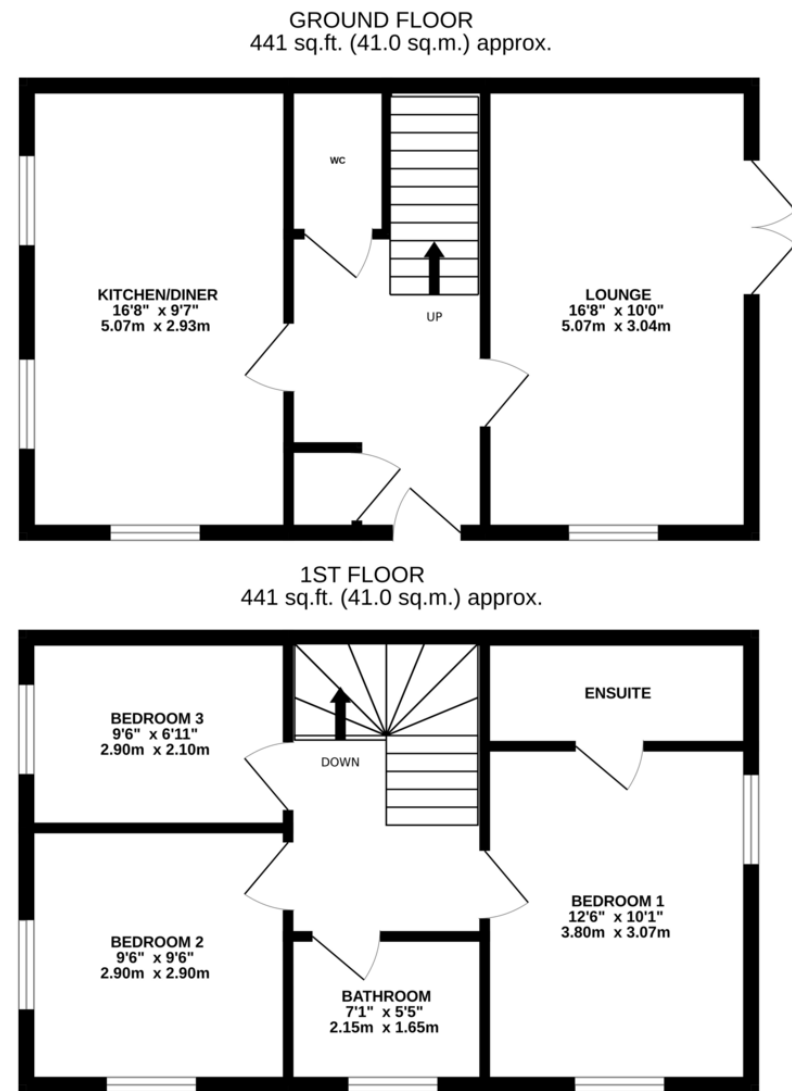
Post Code – CB9 9FB

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	96
A	
(81-91)	84
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	

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

James Dunn Way | Haverhill | CB9 9FB

£315,000

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- THREE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- ENSUITE, BATHROOM & WC
- KITCHEN/DINER
- POPULAR ORCHID GROVE DEVELOPMENT
- CAMBRIDGE SIDE OF TOWN
- 10 YEAR BUILDERS WARRANTY FROM CONSTRUCTION