

Summary

This beautifully presented home, located on the highly sought-after Arboretum development, offers a stress-free move with no onward chain. Perfect for commuters to Cambridge, the property offers three bedrooms, two bathrooms, WC, maintenance free garden, solar panels & two parking spaces.

Description

Approximate Room Sizes

THE PROPERTY This beautifully presented home, located on the highly sought-after Arboretum development, offers a stress-free move with no onward chain. Perfect for commuters to Cambridge, the area provides an excellent range of amenities within walking distance. Upon arrival, you'll find two allocated parking spaces, with additional visitor parking available.

Stepping inside, the entrance hall immediately showcases the care and attention this home has received. The hallway leads to stairs to the first floor, convenient under-stair storage, and a ground-floor cloakroom. At the front of the property, the kitchen/breakfast room is well-appointed with a range of base and eye-level

units, worktops, an inset sink and drainer, plus integrated appliances including an oven, hob, and extractor hood. The fridge/freezer and washing machine can remain at the buyer's discretion.

Moving through the home, the spacious lounge/diner offers a welcoming atmosphere, featuring French doors that open to the private rear garden. Upstairs, the master bedroom impresses with built-in sliding door wardrobes and a sleek en-suite shower room. Two additional bedrooms provide comfortable space, with a modern family bathroom serving them.

Outside, the low-maintenance rear garden is a private oasis. A paved patio offers the perfect spot for outdoor dining, while the AstroTurf and stone areas, surrounded by established shrubs, provide additional relaxation space. A timber shed with a recently re-felted roof and gated access to the front complete the garden.

In summary, this immaculately maintained home in a desirable area is chain-free, offering move-in-ready accommodation for those seeking a stylish and well-cared-for property.

ENTRANCE HALL 0' 0" x 0' 0"

KITCHEN/BREAKFAST ROOM 11' 1" x 9' 10" (3.4m x 3.0m)

CLOAKROOM

LOUNGE/DINER 15' 5" x 12' 1" (4.7m x 3.7m)

LANDING

BEDROOM ONE 11' 9" x 9' 2" (3.6m x 2.8m)

ENSUITE

BEDROOM TWO 10' 9" x 8' 6" (3.3m x 2.6m)

BEDROOM THREE 12' 1" x 6' 10" (3.7m x 2.1m)

BATHROOM

AGENTS NOTE We have been advised by the current owners that there is a service charge of approx. £300 per annum for the upkeep of communal areas.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All mains services, solar panels

Post Code – CB9 7SX

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





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.

Contact Details
27b High Street, Haverhill, Suffolk, CB9 8AD
Tel: 01440 768919
Email: haverhill@bychoice.co.uk

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	91	92
(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	
WWW.EPC4U.COM			

Kelvin Drive | Withersfield | CB9 7SX

£300,000

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- NO ONWARD CHAIN
- THREE BEDROOMS
- ENSUITE, BATHROOM & WC
- TWO ALLOCATED PARKING SPACES
- SOLAR PANELS
- LOW MAINTENANCE GARDEN
- IDEAL FOR CAMBRIDGE COMMUTERS