



Fleming Way, Haverhill, CB9 7SQ

**CHEFFINS**



# Fleming Way

Withersfield, Haverhill,  
CB9 7SQ

- Highly Desirable Location
- NO ONWARD CHAIN
- Easy Access To A1307 And Commuting Distance To Cambridge
- Un-Overlooked Rear Garden
- Garage & Driveway
- Immaculately Presented Throughout
- Bespoke Under Stair Storage
- Large Master Bedroom
- En-suite

An immaculately presented and recently constructed townhouse on the desirable Arboretum development, The property benefits from driveway and garage to the side of the property, further benefits include an un-overlooked rear garden. (EPC Rating B).

3 2 1

**Guide Price £315,000**







## LOCATION

### 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 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, gymnasia, 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.

Tenure: Freehold

Entrance Hall: Stairs leading to first floor, under stairs storage & bespoke hand made storage built in, Karndean flooring, radiator, doors to:

Kitchen- 12'4 x 8'10 narrowing to 7'3 (3.76m x 2.7m - 2.2m): UPVC double glazed window to front, fitted with a range of wall and base level units with worktops over, 1 and 1/2 bowl stainless steel sink unit with mixer tap over, electric oven and hob with extractor fan over, Karndean flooring, wall mounted gas fired combination boiler, radiator.

Lounge/Diner - 13'10 x 12'7 (4.22m x 3.84m): UPVC double glazed French doors leading out to the private rear gardens backing onto trees, two radiators.

Downstairs WC: Fitted with a matching white suite comprising low level WC, wash hand basin with tiled splashbacks, vinyl flooring, radiator

First Floor

Landing: UPVC double glazed window to front elevation, stairs to second floor, two radiators, doors to:

Bedroom Two - 13'9 x 12'7 (4.2m x 3.84m): UPVC double glazed window to rear elevation, radiator

Bedroom Three - 9'7 x 7'0 (2.92m x 2.13m): UPVC double glazed window to front elevation, radiator.

Bathroom: Part tiled walls complimenting white suite comprising wash hand basin with mixer tap over, low level WC, P shaped panelled bath with mixer tap and shower attachment over, Karndean flooring, radiator

Second Floor Master Bedroom - 22'6 x 10'4 (6.86m x 3.15m): UPVC double glazed window to front elevation, Velux style window to rear elevation, built in mirror fronted wardrobes, radiator, door to:

En-suite: Part tiled walls complimenting white suite comprising wash hand basin with

mixer tap over, low level WC, double width shower enclosure housing wall mounted electric shower.

Outside The rear garden is mainly laid to lawn with a paved patio immediately from the house providing a pleasant area for seating. The garden is enclosed by timber fencing with a private feel backing onto trees, gated access leading to the drive. A personal door leads into the single garage.

Single Garage & Drive A tandem length single detached garage lies to the side of the house with up and over door, power and light connected, roof storage space. A Bloc paved drive leads to the garage providing off road parking for a couple of vehicles

#### SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
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.

Material Information  
Council Tax C  
Freehold  
West Suffolk Council

VIEWINGS  
By appointment through the Agents.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 94        |
| (81-91) B                                   |  | 83                      |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

