



Fleming Way, Haverhill, CB9 7SQ



Fleming Way

Withersfield, Haverhill,
CB9 7SQ

An impressive four bedroom town house occupying a wonderful position on this popular residential cul de sac. The property offers generous accommodation including an open plan kitchen/living area, master bedroom with ensuite facilities and driveway providing off parking. The property is within easy access to the A1307 and commuting distance to the city of Cambridge. (EPC Rating A).

4 2 2

£310,000





GROUND FLOOR

Entrance Hall 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, 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, sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, electric 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, 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, vanity wash hand basin with mixer tap, low-level WC, heated towel rail.



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, door

to:

En-suite Fitted with a three-piece suite comprising a pedestal wash hand basin with mixer tap, shower enclosure, low-level WC, heated towel rail.

Outside The garden has been landscaped and on leaving the property there is a patio area providing an area for seating and entertaining. A bridge and steps lead over a small pond to the remainder of the garden. 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, 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.

Agents Note - For more information on this property, please refer to the Material Information brochure that can be found on our website.

SERVICE CHARGE There is a service charge applicable for the upkeep of the development, we have been advised for the current year was £175.22.

VIEWINGS

By appointment through the Agents.

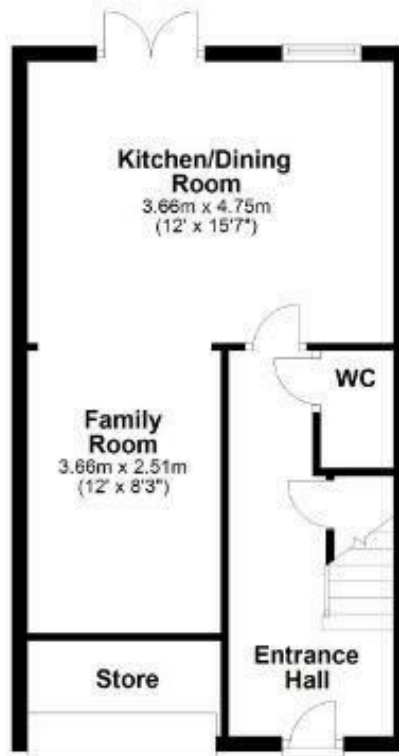
SPECIAL NOTES

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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	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

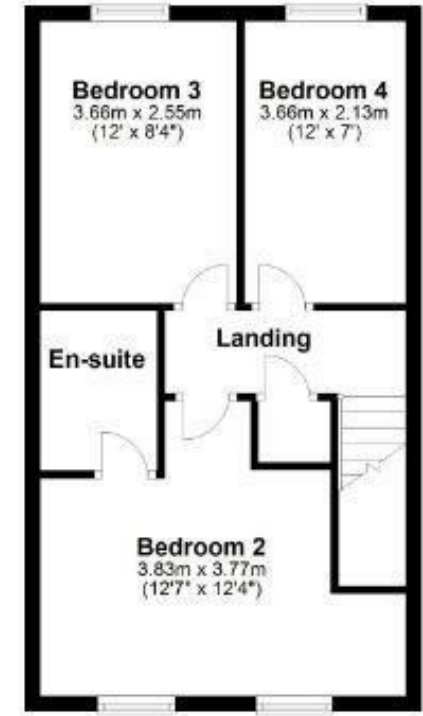
Ground Floor
Approx. 46.8 sq. metres (503.8 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.7 sq. feet)



Second Floor
Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 130.4 sq. metres (1403.5 sq. feet)

£310,000
Council Tax Band - C
Local Authority - West Suffolk Council



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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.