



JAMIE WARNER
— ESTATE AGENTS —



14 James Dunn Way, Haverhill, CB9 9FB

£255,000

- TAYLOR WIMPEY BUILT HOME
- OPEN PLAN SITTING/DINING ROOM
- PRIVATE ENCLOSED REAR GARDEN
- SMALL, HIGH KERB APPEAL DEVELOPMENT
- CONTEMPORARY HIGH GLOSS KITCHEN
- TANDEM PARKING FOR TWO VEHICLES
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRINCIPAL BEDROOM WITH EN-SUITE
- IDEAL FIRST TIME OR INVESTMENT PURCHASE

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TAYLOR WIMPEY BUILT HOME ON AN ATTRACTIVE, HIGH KERB APPEAL DEVELOPMENT

Built by Taylor Wimpey and forming part of a small, cosy and particularly attractive modern development, this beautifully presented two-bedroom home offers stylish interiors, a superb open-plan living space with French doors to the garden, a private enclosed rear garden and tandem parking for two vehicles. With strong kerb appeal and a smart, low-maintenance layout, this is an ideal purchase for first-time buyers, downsizers or investors alike.



Council Tax Band: B



Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

Ground Floor

Entrance Hall

3.05m (10') x 2.00m (6'7")

A bright and welcoming entrance with staircase rising to the first floor and access to the ground floor accommodation. A well-kept and inviting first impression that reflects the standard carried throughout the home.

WC

1.59m (5'2") x 0.91m (3')

Neatly appointed with a modern two-piece suite comprising pedestal wash hand basin with mixer tap and tiled splashbacks and WC. Window to the front aspect provides natural light.

Kitchen

3.05m (10') x 1.83m (6')

A contemporary kitchen finished in sleek high-gloss cabinetry with contrasting wood-effect worktops and coordinated splashbacks. Fitted with a 1½ bowl stainless steel sink, integrated dishwasher and washing machine, space for fridge/freezer and electric fan assisted oven with four ring gas hob and extractor over. The layout makes excellent use of space, offering generous preparation areas and ample storage, creating a practical yet stylish environment for everyday cooking.

Sitting/Dining Room

4.70m (15'5") x 4.00m (13'2") max

A superb open-plan living space forming the heart of the home. There is ample room for both comfortable seating and a dining table, making it ideal for relaxing or entertaining. French doors open directly onto the rear garden, drawing in natural light and creating a seamless connection between indoor and outdoor living.

First Floor

Landing

Central landing providing access to all first floor rooms.

Bedroom 1

3.09m (10'2") x 3.05m (10')

A well-proportioned principal bedroom overlooking the rear garden, offering a calm and comfortable retreat.

En-suite

3.09m (10'2") x 0.86m (2'10")

Stylishly finished with contemporary tiling, the en-suite features a tiled shower enclosure with fitted power shower and glass screen, wash hand basin and WC. A smart, modern space enhancing everyday convenience.

Bedroom 2

4.00m (13'2") max x 2.55m (8'5")

A generous second bedroom with two windows to the front aspect allowing excellent natural light. A useful built-in storage cupboard adds practicality, making this an ideal guest room, child's bedroom or home office.

Bathroom

2.01m (6'7") x 1.88m (6'2")

Fitted with a modern suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and WC. Contemporary tiling and clean lines create a fresh, well-maintained finish.

Outside

The property enjoys a private, enclosed rear garden designed with ease of maintenance in mind. Accessed directly from the sitting/dining room via French doors, the garden features a paved patio area ideal for outdoor dining, with gravelled sections and lawn beyond. Timber fencing provides a good degree of privacy, and a substantial timber shed offers useful external storage.

To the front, the property presents an attractive brick façade forming part of a well-kept modern development.

To the rear of the property there is allocated residents' parking, including tandem parking for two vehicles, providing convenient off-road parking close to the house.

Viewings

By appointment with the agents.

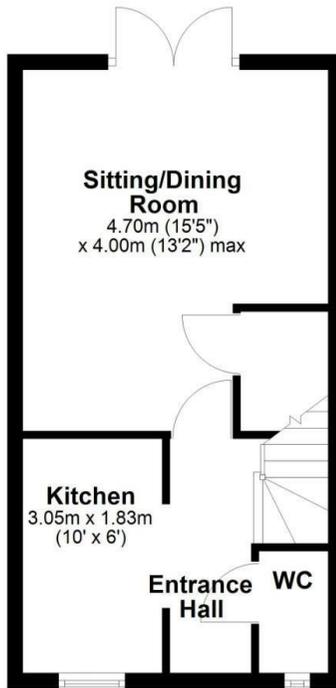
Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
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.

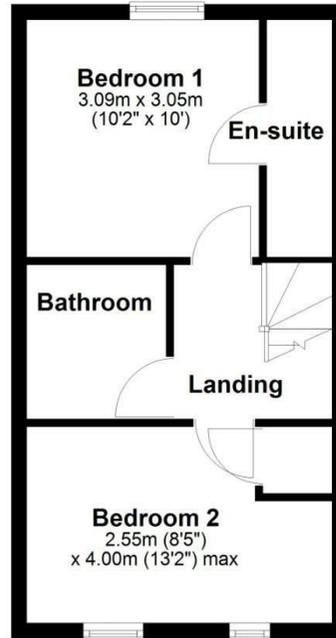




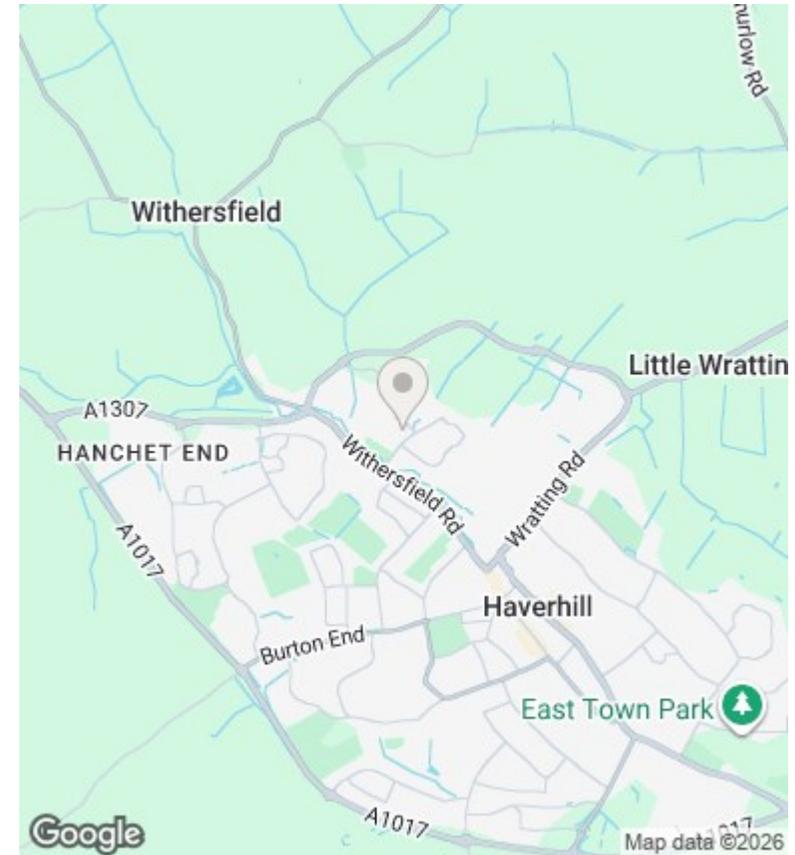
Ground Floor
Approx. 31.4 sq. metres (338.2 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.3 sq. feet)



Total area: approx. 62.9 sq. metres (677.5 sq. feet)



Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.