JAMIE WARNER
– ESTATE AGENTS –

60 Fleming Way, Withersfield, Haverhill, CB9 7SQ

£310,000

- Bright three-bedroom end terrace
- Modern en-suite in main bedroom
- EV charger and solar panels
- Stylish kitchen
- Low-maintenance landscaped garden
- Convenient access to Cambridge
- Spacious sitting room with bay
- Driveway with two parking spaces
- Located on sought-after development

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

60 Fleming Way, Haverhill CB9 7SQ

A beautifully presented three-bedroom end terraced house, built by the well-regarded developer Taylor Wimpey, located on the sought-after Arboretum development with convenient access to Cambridge and the A11/M11. Tastefully improved throughout, the property features a bright and practical layout, including a stylish kitchen/dining room, a spacious sitting room with a charming bay window seat, and a modern en-suite to the main bedroom. Outside, the low-maintenance rear garden boasts a large storage shed/workshop and a delightful covered seating area, perfect for year-round enjoyment. Additional highlights include a block-paved driveway with parking for two vehicles and an EV charging point. A fantastic opportunity to own a thoughtfully designed home in a prime location.

3 2 1 B

Council Tax Band: C

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.

Entrance Hall
Welcoming and practical, with a side window allowing natural light, a radiator, attractive wood laminate flooring, and stairs leading to the first floor. Includes a handy storage cupboard and access to:

WC
Conveniently fitted with a two-piece suite comprising a pedestal wash hand basin with a mixer tap and tiled splashbacks, alongside a low-level WC. Features a radiator and LVT flooring.

Kitchen/Dining Room 3.41m (11'2") x 2.57m (8'5")
A thoughtfully designed space featuring a coordinated selection of base and eye-level units for a sleek, cohesive look. It boasts a 1.5-quartz sink with a single drainer, a convenient breakfast bar, space for appliances, including a fridge/freezer, dishwasher, and washing machine. The kitchen is also equipped with a built-in electric fan-assisted oven, a four-ring gas hob, and an extractor hood. A front-facing window allows natural light to brighten the room, which is further enhanced by stylish LVT flooring. Additional features include a radiator and a wall-mounted gas combination boiler, ensuring both functionality and comfort.

Sitting Room 4.75m (15'7") x 3.65m (12')
This bright and spacious sitting room features a bay window to the side, complete with a charming window seat—perfect for relaxing. With carpet flooring and a radiator, it's a comfortable and practical living area

Landing

Bedroom 1 2.94m (9'8") x 2.87m (9'5")
A comfortable double bedroom with a front-facing window, radiator, and a fitted double wardrobe with sliding mirrored doors. Access to:

En-suite
Stylishly appointed with a three-piece suite, including a pedestal wash hand basin with mixer tap and tiled splashbacks, a tiled shower cubicle with glass screen, and a low-level WC and a radiator.

Bedroom 2 3.26m (10'8") x 2.67m (8'9")
A bright, rear-facing double bedroom with a radiator.

Bedroom 3 3.26m (10'8") x 1.98m (6'6")
This third bedroom benefits from dual-aspect views with rear and side-facing

windows, along with a radiator.

Bathroom
Modern and functional, the bathroom is fitted with a three-piece suite comprising a panelled bath with handheld shower attachment, a pedestal wash hand basin with mixer tap, and a low-level WC. Features LTV flooring and a radiator.

Outside
The rear garden is thoughtfully designed for low-maintenance enjoyment. A paved patio area provides a lovely space for outdoor seating, while a pathway leads to a generous storage shed with an adjoining covered seating area, ideal for year-round use. An artificial lawn adds greenery to the space, all enclosed by timber fencing and a 6ft wall. A widened gate offers access to the resident pathway.

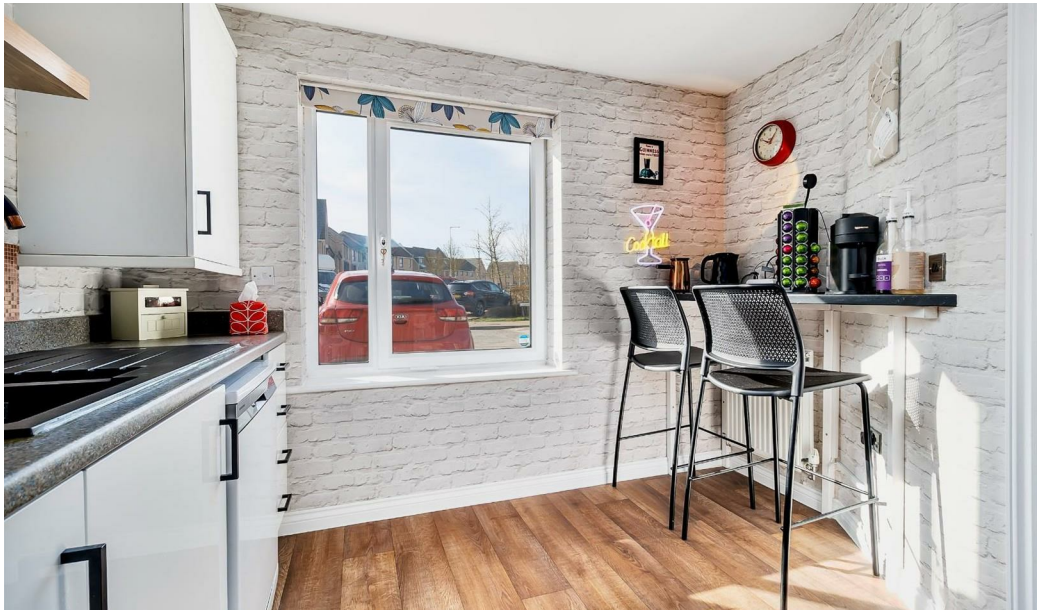
Driveway
To the front of the property, you'll find a beautifully presented block-paved driveway offering side-by-side parking for two vehicles. A pathway leads to the entrance door, which features an EV charging point for added convenience.

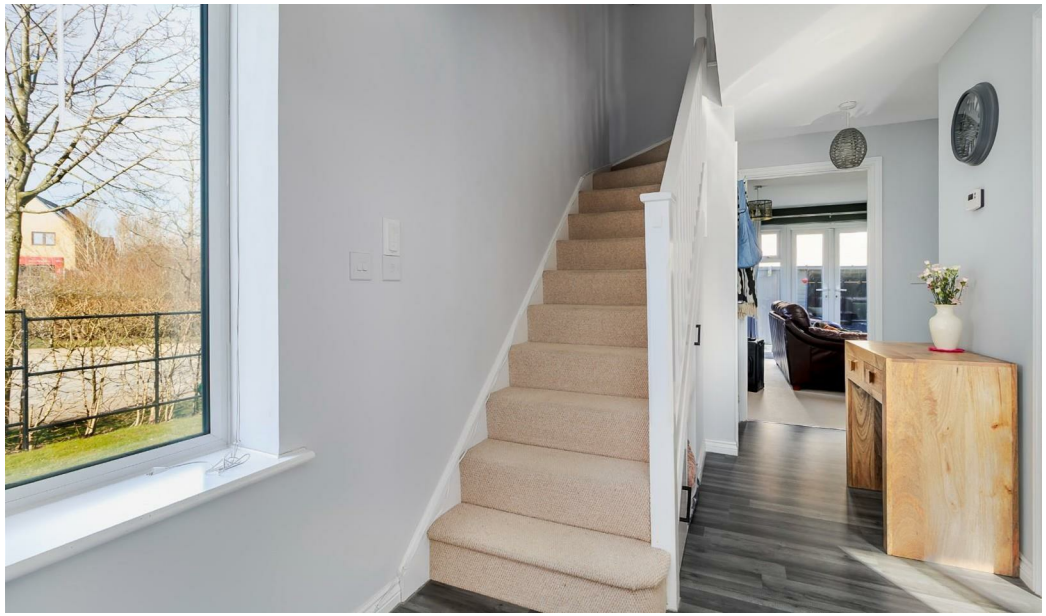
Viewings
By appointment with the agents.

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

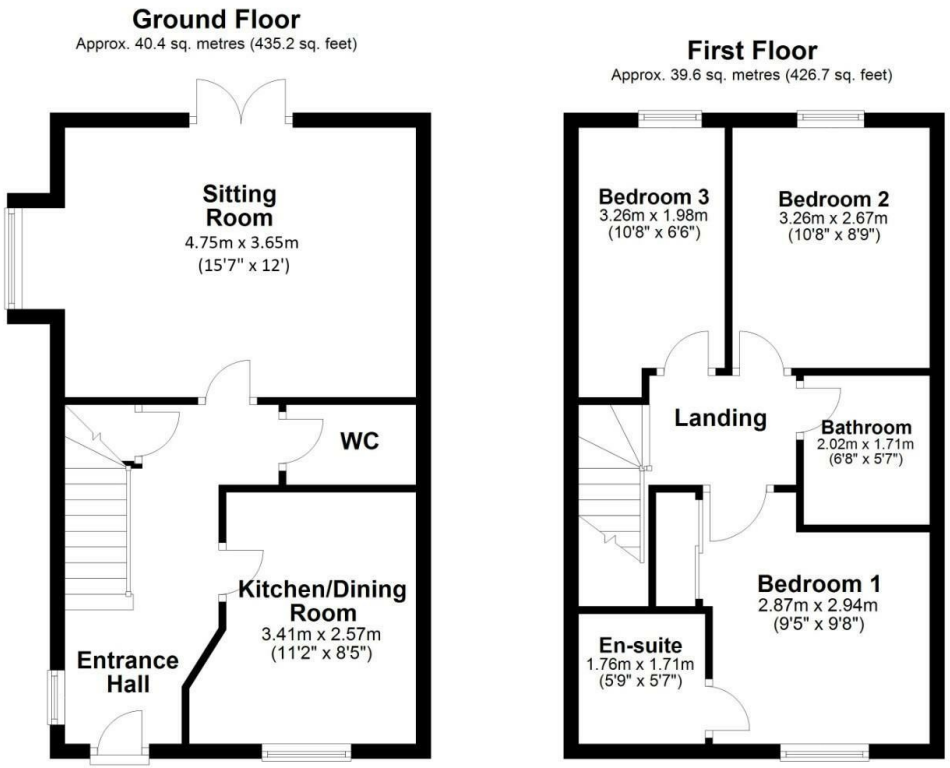
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





ON AIR



Total area: approx. 80.1 sq. metres (861.9 sq. feet)

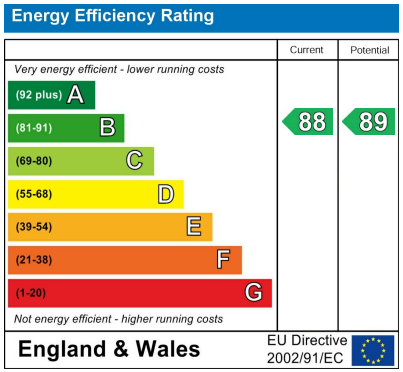
Directions

Viewings

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

Council Tax Band

B



2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk