



JAMIE WARNER  
— ESTATE AGENTS —



## 29 James Dunn Way, Haverhill, CB9 9FB

Guide Price £310,000

- Three-bedroom semi-detached home
- Stunning kitchen with appliances
- Landscaped rear garden
- Sought-after Orchid Grove location
- Spacious sitting room, elegant flooring
- Driveway parking for two cars
- Private driveway, peaceful setting
- Downstairs WC & en suite
- No onward chain, quick move

## 29 James Dunn Way, Haverhill CB9 9FB

A beautifully presented three-bedroom semi-detached home situated on the sought-after Orchid Grove development. Nestled away from the main cul-de-sac on a private driveway shared with just one other property, this home offers a peaceful setting. The ground floor boasts a stunning kitchen/dining room with fully integrated appliances, a spacious sitting room, and elegant wood-effect LVT flooring throughout. Additional features include a convenient downstairs WC, an en suite to the main bedroom, and a modern family bathroom. The landscaped rear garden provides a lovely outdoor space, while the driveway offers parking for two cars. Offered with no onward chain, this property is ready for a quick move.



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

Enter through the front door to discover a staircase leading to the first floor, elegant wood-effect LVT flooring, and a doorway opening into the sitting room.

### Sitting Room

13'11" x 12'6"

The sitting room is a bright and spacious area, featuring stylish wood-effect LVT flooring and a large front-facing window that fills the space with natural light. A radiator adds warmth and comfort, making it the perfect spot to relax.

### WC

Featuring a two-piece suite that includes a pedestal wash hand basin with a mixer tap and tiled splashback, as well as a low-level WC. The space is complemented by a radiator and elegant wood effect LVT flooring.

### Kitchen/Dining Room

13'3" x 15'8"

This beautiful space boasts a sleek, modern design with white high-gloss base and eye-level units, complemented by stylish worktops and under-cabinet downlighting, plus kickboard spotlights for added elegance. The kitchen features a 1.5 bowl stainless steel sink with a

mixer tap, integrated appliances including a fridge/freezer, dishwasher, and washing machine, as well as an electric fan-assisted double oven and a built-in four-ring hob with an extractor hood. The window and French doors to the rear garden flood the room with natural light, while the wood-effect LVT flooring adds warmth and style. A generous under-stairs storage cupboard offers practicality, and the dining area provides plenty of space for a table, making this the perfect setting for hosting and entertaining. The current owners have also installed a water softener.

### Landing

Window to side, access to all first floor rooms

### Bedroom 1

11'1" x 12'4"

A spacious and inviting main bedroom featuring a large front-facing window that fills the room with natural light. It also includes a radiator for comfort and a private door leading to the en-suite, offering convenience and a touch of luxury.

### En-suite

Featuring a stylish three-piece suite, this bathroom includes a sleek pedestal wash hand basin with a mixer tap, a modern tiled shower cubicle with an electric shower and glass screen, and a low-level WC. Enjoy the elegance of full-height wall tiling, a heated towel rail for added comfort, a front-facing window for natural light, and wood-effect LTV flooring to complete the contemporary look.

### Bedroom 2

10'10" x 8'8"

Bedroom 2 is a charming double room featuring a rear-facing window with lovely views of the garden and a fitted radiator for added comfort.

### Bedroom 3

11'9" x 6'8"

Bedroom 3 is a spacious single room featuring a rear-facing window with lovely views of the garden, as well as a radiator for comfort.

### Bathroom

Featuring a modern three-piece suite, this bathroom is fitted with a panelled bath complete with a shower attachment, mixer tap, and a sleek glass screen. It includes a pedestal wash hand basin with a mixer tap, a low-level WC, and tiled splashbacks for a polished look. A heated towel rail adds comfort, while wood-effect LVT flooring enhances the space with a touch of elegance.

### Outside

The rear garden features a paved area directly outside the house, with a pathway leading to

a charming seating spot at the far end. Adjacent to this space is a convenient garden shed for added storage. The rest of the garden is laid to lawn, fully enclosed by timber fencing for privacy. A side pathway connects to a gate, providing access to the front of the property and the driveway. Additional outdoor features include a water tap and lighting, enhancing functionality and convenience.

#### Driveway & Parking

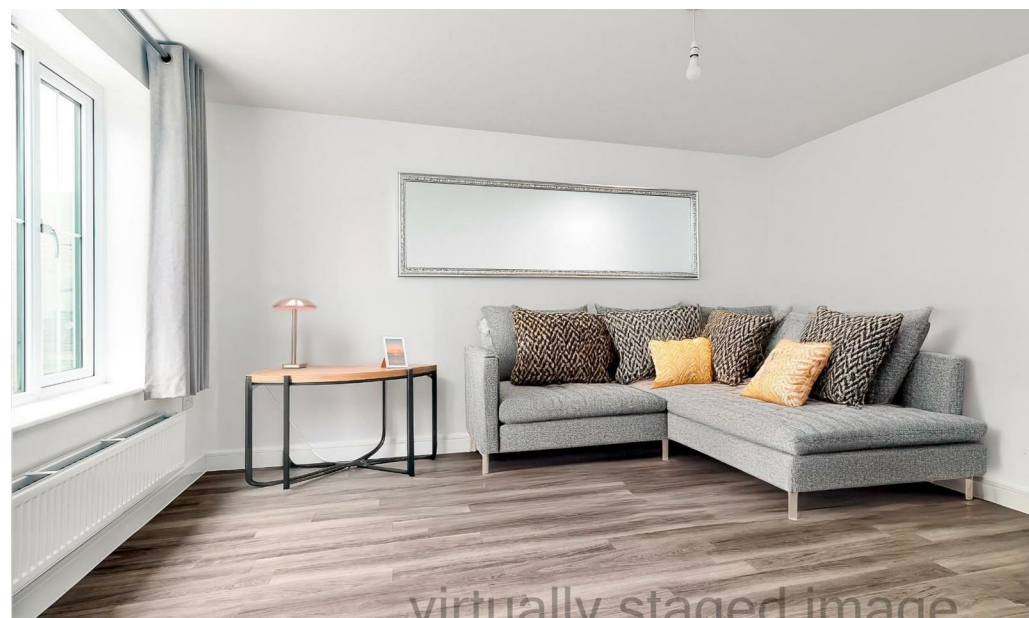
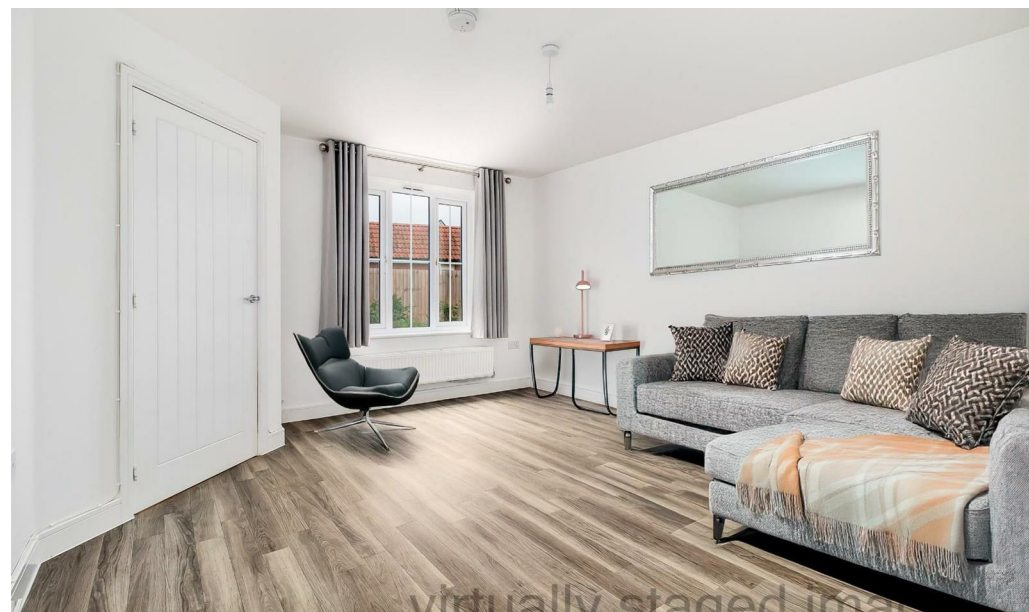
Nestled at the end of a tarmac driveway shared with just one other home, this property offers a sense of privacy and seclusion. At the front, a spacious driveway provides convenient parking for two vehicles.

#### Viewings

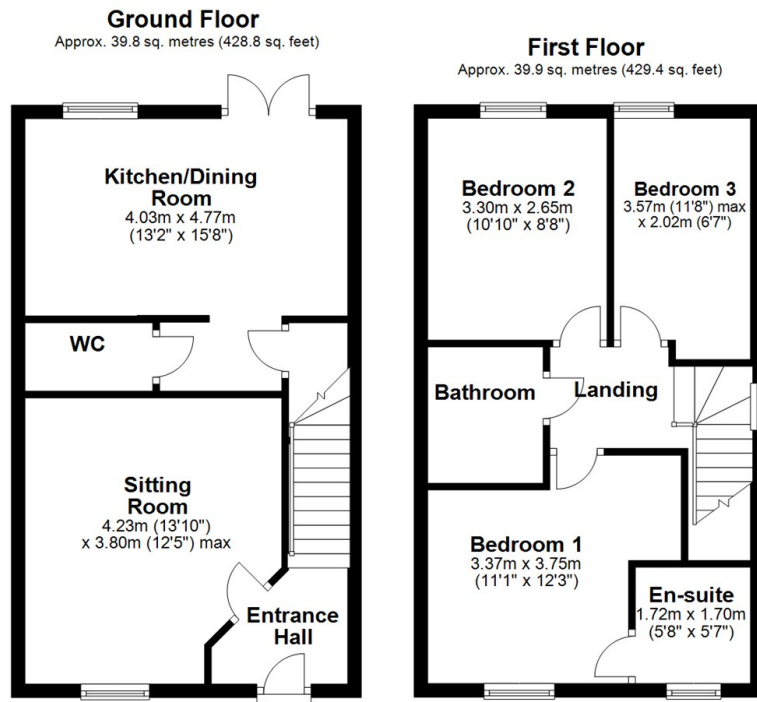
By appointment with the agents.

#### Special Notes

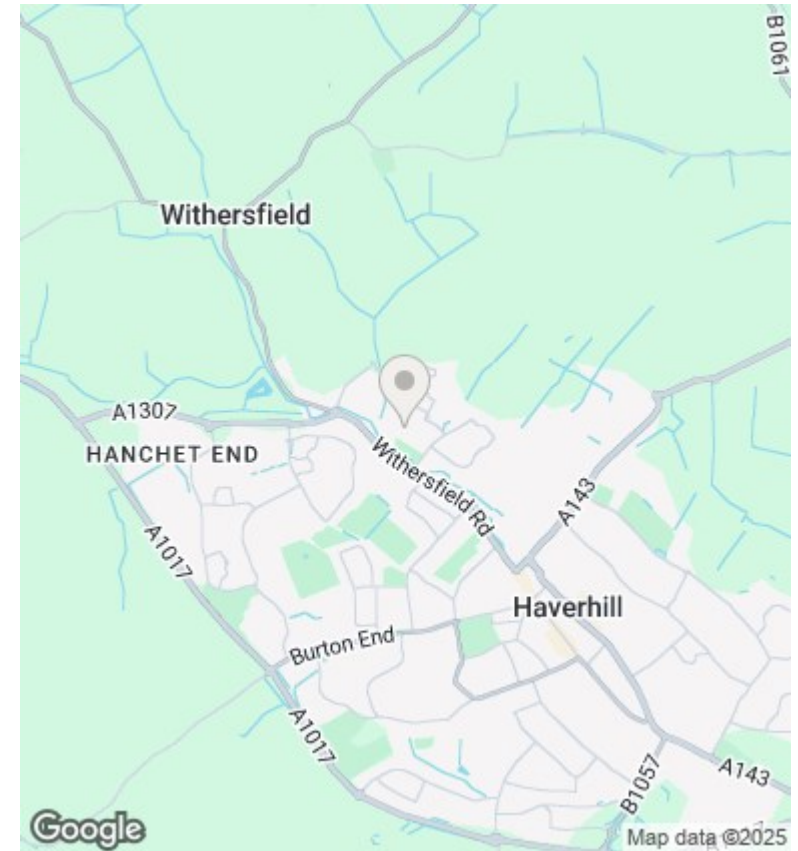
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.







Total area: approx. 79.7 sq. metres (858.2 sq. feet)



## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	