



79 Roman Way, Haverhill, CB9 0NS

Guide Price £410,000

- Four Bedrooms
- Pleasant Sitting Room
- Modern En Suite & Bathroom
- Double Glazing & Gas Central Heating
- Stunning Kitchen / Family Room
- Presented To High Standard Throughout

79 Roman Way, Haverhill CB9 0NS

This beautifully presented four bedroom detached family home has been extended to provide a stunning kitchen/family room and an extremely generous bedroom. The property is located on the well regarded Roman Way development and enjoys an lovely landscaped garden, modern kitchen, bathroom & en suite.



Council Tax Band:



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.

Ground Floor

Entrance Hall

Radiator, entrance door, door to:

WC

Window to front, fitted with a two-piece suite comprising a vanity wash hand basin with mixer tap and full height ceramic tiling to all walls and low-level WC, radiator, tiled flooring.

Sitting Room

13'11"

Storage cupboard, window to front, two radiators, open plan to:

Dining Area

9'1"

Radiator, french doors to garden, karndean flooring, door to passage giving access to the garage and rear garden, open plan to:

Kitchen

8'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, fitted eye level electric fan assisted double oven, built-in four ring ceramic hob with extractor hood over, window to rear, karndean flooring.

First Floor

Landing

Door to Storage cupboard, door to:

Bedroom 1

13'0"

Window to rear, window to front, radiator.

Bedroom 2

10'2"

Window to front, radiator, door to:

En-suite

Fitted with a two-piece suite comprising a vanity wash hand basin with mixer tap and tiled shower enclosure with fitted power shower over and glass screen, full height tiling to all walls, heated towel rail, window to side.

Bedroom 3

9'1"

Window to rear, radiator.

Bedroom 4

7'1"

Window to rear, radiator.

Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with independent digital shower over, mixer tap and glass screen, vanity wash hand basin with mixer tap and low-level WC, full height tiling to all walls, heated towel rail, window to front.

Outside

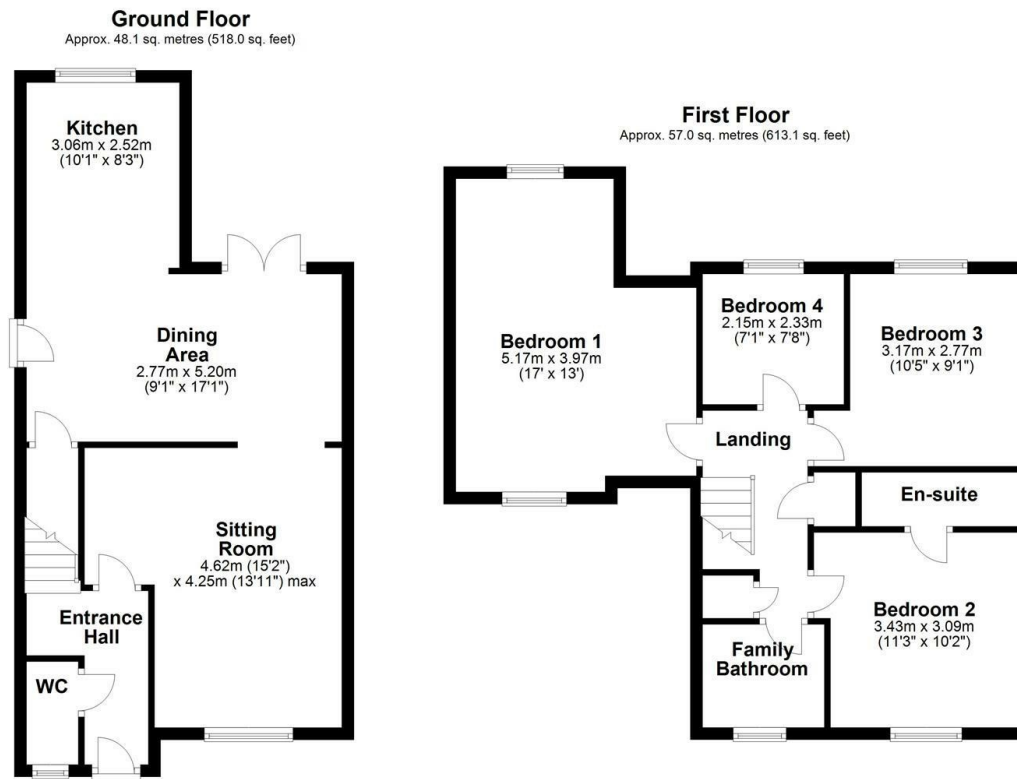
The rear garden has a pleasant, raised patio area immediately from the house providing a pleasant seating area for relaxing and entertaining. This steps down to the lawn which wraps from the side of the house and around to the rear leading to a timber decking area providing another area for seating. A pathway leads off to a personal door to the garage and a gate leading to the front. The garden is well stocked with an array of attractive flower and shrub & displays. The garden is enclosed a brick wall and timber fencing.

Viewings

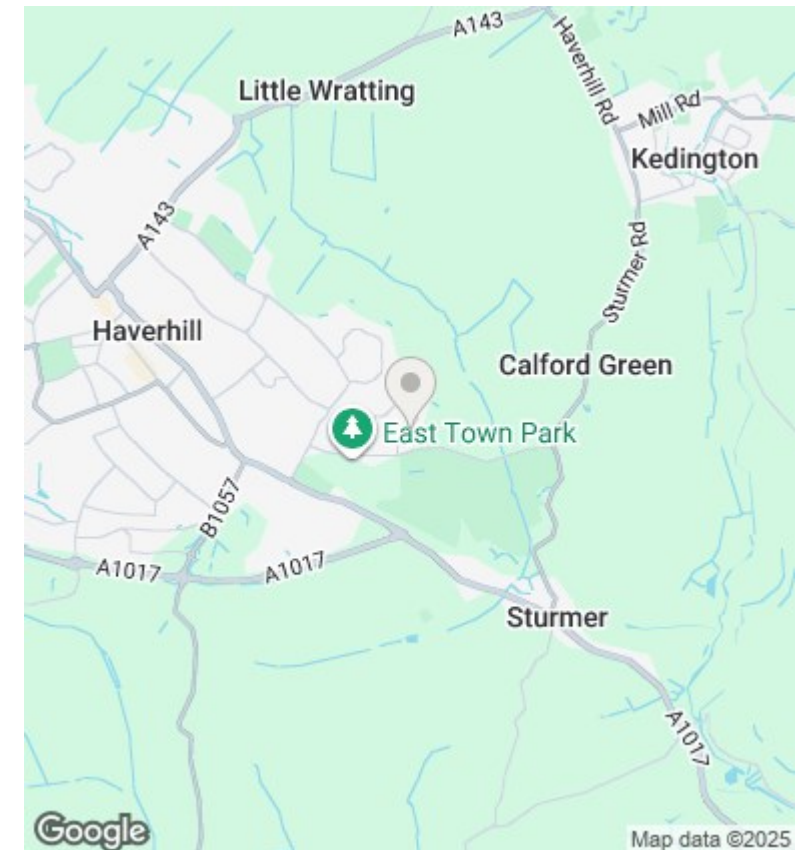
By appointment with the agents.







Total area: approx. 105.1 sq. metres (1131.1 sq. feet)



Directions

Viewings

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

Council Tax Band

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