JAMIE WARNER
ESTATE AGENTS

MAPLE MEWS DEVELOPMENT

Guide Price £367,500

- Three Generous Bedrooms
- Under-Floor Heating
- Sash Style Double Glazing
- 10 Year Builders Warranty
- Stunning Kitchen/Dining Room
- Beautiful Bathroom & En Suite & WC
- Landscaped Gardens
- Sitting Room With Double Aspect
- Air Source Heating
- Off Road Parking For Two Cars

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99 Downs Crescent, Haverhill, CB9 9LJ

Welcome to your dream home! This beautiful, brand-new 3-bed property is the epitome of opulence and quality. From the exquisite details such as oak doors throughout, tasteful bathroom suite and en suite, to the modern amenities like underfloor heating and fully integrated kitchen appliances - no detail has been overlooked in this stunning build.

The bright,airy and generous kitchen/dining room provides plenty of space for family gatherings or entertaining friends. When you step outside, you'll find a sunny, landscaped garden with and also two parking spaces within the residents private courtyard.

This high specification home offers everything you need in a luxurious package - come see it today!

3 2 1 B

Council Tax Band: D

Maple Mews

A lovely private development of generous three bedroom detached and semi-detached family homes, built by local developer Generation Property Group. The development is nicely located within walking distance of the town centre and all its amenities, but well tucked away from the hustle and bustle of town life. The properties have been designed with modern living in mind and a high specification to match. All the properties will enjoy stunning kitchen/dining rooms fitted with elegant Shaker style units, stunning quartz worktops and high-end integrated appliances, perfect for the modern family. The fridge freezer, dishwasher, built in oven and microwave oven are all included as well as a washer/ dryer and hob with extractor fan. The Kitchen, downstairs wc & entrance halls have been fitted with Karndean flooring, whilst the sitting room, and all bedrooms are fitted with the premium carpets.

All of the properties feature downstairs toilets, family bathrooms and en suites with modern white suites and chrome fixtures finished with tiling to walls & floors. The homes have under-floor heating throughout the ground floor and the first floors are heated by radiators all from an air-source heat pump system which combats the rising cost of energy bills. Outside there are two parking spaces per property one of which will have an EV charging point. The gardens will be turfed meaning you can enjoy your entire home from the very start. The high end finish is is seen throughout with solid oak doors with chrome hardware as well as chrome sockets and switches throughout.

Haverhill

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 to 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.

Entrance Hall

Karndean flooring, under-floor heating, entrance door, window to side, stairs leading to the first floor, oak door to:

Sitting Room

14'9" x 11'1"

Double glazed sash windows to front and side elevation, fitted carpet, under-floor heating, tv, satellite point, chrome sockets and light switch.

Kitchen/Dining Room

21'7" x 11'8"

Fitted with a range of eye and base level units and quartz countertops, swan neck, chrome mixer tap, integrated appliances included are a fitted eye level, fan assisted oven, microwave -combi oven, induction hob with extractor unit above, washer dryer, dishwasher and fridge/freezer. Island unit with quartz countertops. Karndean flooring, under-floor heating, ceiling spotlights, chrome sockets and switches, tv & Satellite point. A single double glazed door along with feature french doors lead to the garden, double glazed window to side aspect.

Inner Hall

Karndean flooring, under-floor heating, oak door to built-in cupboard, oak door to:

WC

Fitted with a two-piece suite comprising a low-level wc, vanity wash basin with chrome mixer-tap, karndean flooring, under-floor heating.

First Floor

Landing

Loft access, oak door to airing cupboard housing the hot water cylinder, oak doors to all rooms.

Bedroom 1

21'7" max x 11'8" max

Two double glazed, two sash windows to rear, fitted carpet, radiator, chrome sockets and switches, tv point, oak door to:

En Suite

Fitted with a three piece suite comprising a pedestal wash hand basin with chrome mixer tap, low-level wc, shower unit with fitted rainfall shower head and separate hand shower, sliding glass screen, tiled splashbacks, tiled flooring, chrome-heated towel rail.

Bedroom 2

16'2" x 16'0"

Double glazed sash style windows to front and side, radiator, fitted carpet, chrome sockets and switches, radiator.

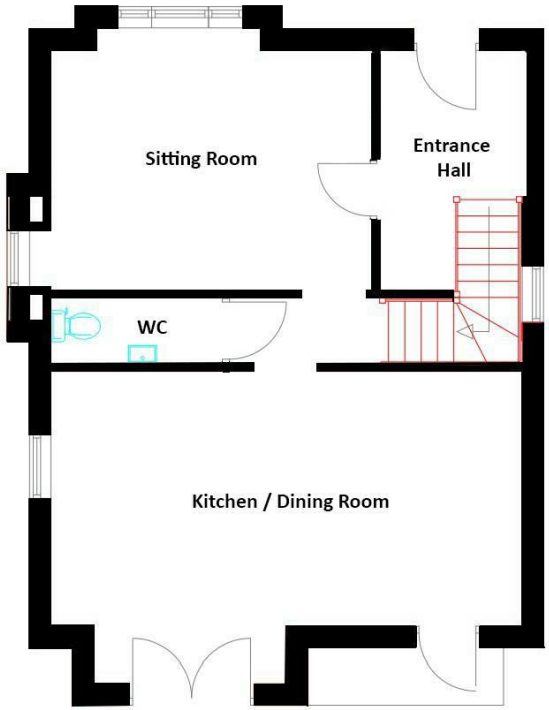
Bedroom 3
12'5" x 7'1"
Double glazed sash style window to front, fitted carpet, radiator, chrome sockets and switches.

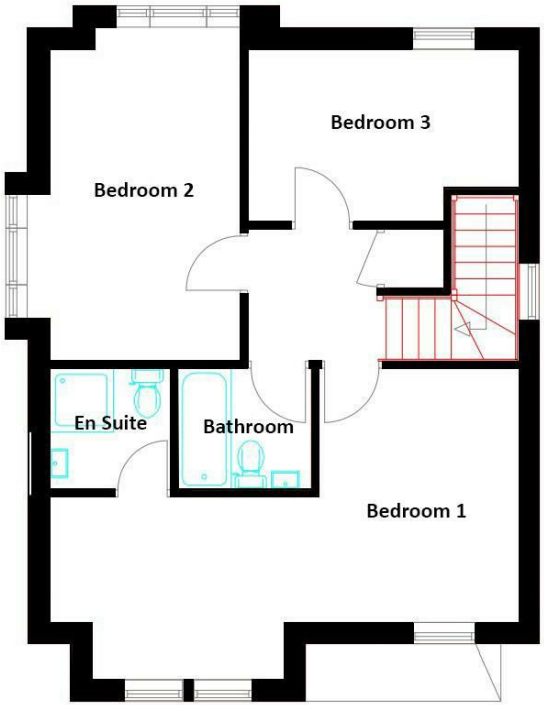
Bathroom
Fitted three piece suite comprising a panelled bath with chrome mixer taps, rainfall shower and separate hand shower and glass screen, vanity wash hand unit with chrome mixer taps, low level wc, tiled splashbacks, tiled flooring, heated towel rail radiator.

Outisde
The rear garden has a paved patio immediately from house kitchen providing an area for seating. A pathway leads along the side of the property giving access to the front. The remaining garden is laid to lawn. The garden has been enclosed by a combination of timber fencing, metal railings and a maturing laurel hedgerow. There are outside sockets and wall lights to the front and rear. There is also a gated access at the head of the garden with steps leading down to Crowland Road.
The front of the property is laid with paving and this is enclosed by metal railings with a gate giving access to the entrance door.

Drive & Parking
The property benefits from parking for two vehicles with one space having a car charging point.

Viewings
By appointment with the agents.

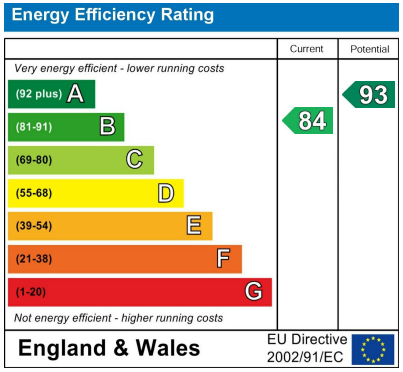




Viewings

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

Council Tax Band C



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