JAMIE WARNER
– ESTATE AGENTS –

36 Fleming Way, Withersfield, Haverhill, CB9 7SQ

£250,000

- Two-bedroom home on the Arboretum
- Stylish kitchen with breakfast bar
- Landscaped, low-maintenance garden
- Built by Taylor Wimpey
- Downstairs WC and upstairs bathroom
- Driveway with off-road parking
- Spacious open-plan living area
- En suite in main bedroom
- Solar panels and double glazing

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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36 Fleming Way, Haverhill CB9 7SQ

A beautifully presented two-bedroom home on the sought-after Arboretum development, crafted by renowned builders Taylor Wimpey. This property offers a spacious open-plan living area, a stylish kitchen complete with a breakfast bar, and the convenience of a downstairs WC. Upstairs, you'll find two double bedrooms, including a main bedroom with an en suite, as well as a modern bathroom. The landscaped, low-maintenance garden is perfect for relaxing, while the driveway provides off-road parking. With added benefits like solar panels, gas radiator heating, and double glazing, this home combines comfort, style, and sustainability in a prime location on the Cambridge side of town.

2 2 null B

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.

Entrance Hall

Welcoming entrance hall featuring a built-in utility cupboard housing the wall-mounted boiler and plumbing for a washing machine. Door leading to:

WC

Fitted with a modern suite comprising a WC and wash hand basin with tiled splashback. Includes a radiator, wooden flooring, and a double-glazed frosted window to the front.

Open Plan Kitchen/Lounge

21'1" x 13'1"

Kitchen:

Offers a generous range of base and eye-level units with roll-top work surfaces. Includes an inset sink with mixer tap, an electric oven with a four-ring gas hob and extractor hood, and a convenient breakfast bar.

Lounge:

Features double-glazed French doors opening to the rear garden, a radiator, 2x TV point, and laminate flooring throughout.

Landing

Provides access to the loft.

Main Bedroom

9'10" x 10'0"

Bright and airy with a double-glazed window overlooking the rear, a radiator, and a built-in wardrobe. Door leading to:

Ensuite

Comprises a shower cubicle, wash basin with tiled splashback, WC, and a radiator.

Bedroom Two

9'6" x 8'3"

Light-filled room with two double-glazed windows overlooking the front, built-in wardrobes and a radiator.

Bathroom
A modern suite that Includes a panelled bath wash basin, WC and a single panel radiator.

Outside
The property features a charming, low-maintenance garden beautifully landscaped with attractive paving. It includes a timber garden shed and convenient side gate access. The garden is primarily enclosed by a 6-foot wall, complemented by timber fencing for added privacy between neighboring property.

Parking/Drive
The property features a private driveway at the rear, offering convenient off-road parking for one vehicle.

Communal Management cost:
We are advised that there is a payment of approx. £175 per annum for the upkeep of communal areas.

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.

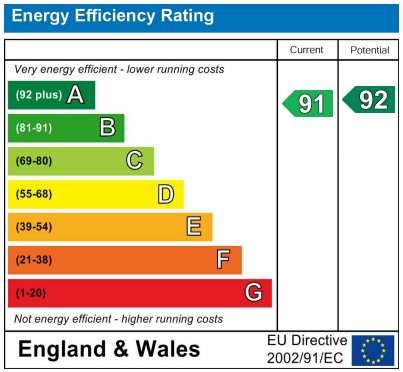
Directions

Viewings

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

Council Tax Band

A



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