

## Summary

A beautiful & spacious three bedroom home on the popular Arboretum development. Presented to an extremely high standard throughout, offering many benefits beyond the original specification for this house type. With GARAGE & parking, EXTENDED LIVING SPACE, SOLAR PANELS, two bathrooms & a high quality kitchen.

## Description

THE PROPERTY Welcome to this beautiful and spacious three-bedroom home nestled within the sought-after Arboretum development. From the moment you arrive, you'll be captivated by the meticulous presentation and numerous upgrades that set this property apart from the rest.

Fronting onto a green, the property offers a picturesque outlook from both inside and out. Step through the modern entrance hall, where glazed internal doors provide a glimpse of the ground floor's entirety. The kitchen is a standout feature, boasting extensive upgrades including a generous range of base and eye-level units, a stylish breakfast bar, and integrated NEFF double oven, AEG gas hob, dishwasher, washing machine, fridge/freezer, and wine cooler.

Continuing through the hallway, you'll find a ground floor cloakroom and a large storage cupboard before entering the serene lounge, which flows seamlessly into the conservatory. With views of the garden, the conservatory offers versatility as a dining room or additional living space.

Upstairs, the master bedroom with ensuite shower room provides a tranquil retreat, while two further well-proportioned bedrooms and a stylish family bathroom complete the first floor.

Externally, the property enjoys a prime position overlooking a green space, with a pathway leading to the front door. The beautifully maintained rear garden features raised beds bordered by sleepers, a private patio area, outside lighting, a tap, and a power point. A personal door provides access to the garage, which is a rare feature for this house type and offers ample storage space, potential for a home office, and comes equipped with light and power.

Additionally, solar panels on the rear elevation of the roof offer energy efficiency benefits. With a driveway in front of the garage, parking is never an issue.

Don't miss out on the opportunity to make this exceptional property your forever home. Contact us today to arrange a viewing!

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 11' 1" x 9' 10" (3.4m x 3.0m)

WC

LOUNGE 15' 5" x 12' 0" (4.7m x 3.68m)

CONSERVATORY/DINING ROOM 9' 6" x 9' 2" (2.9m x 2.8m)

LANDING

BEDROOM ONE 11' 9" x 9' 2" (3.6m x 2.8m)

ENSUITE

BEDROOM TWO 10' 9" x 8' 6" (3.3m x 2.6m)

BEDROOM THREE 11' 9" x 6' 6" (3.6m x 2.0m)

BATHROOM

OUTSIDE

GARAGE 22' 3" x 9' 6" (6.8m x 2.9m)

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

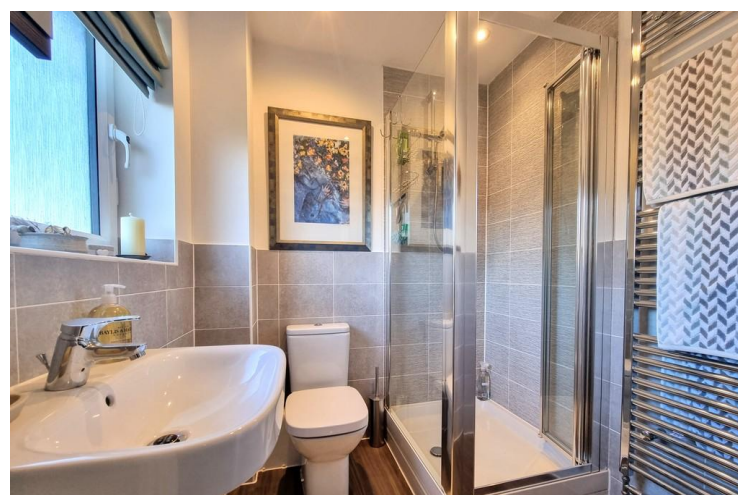
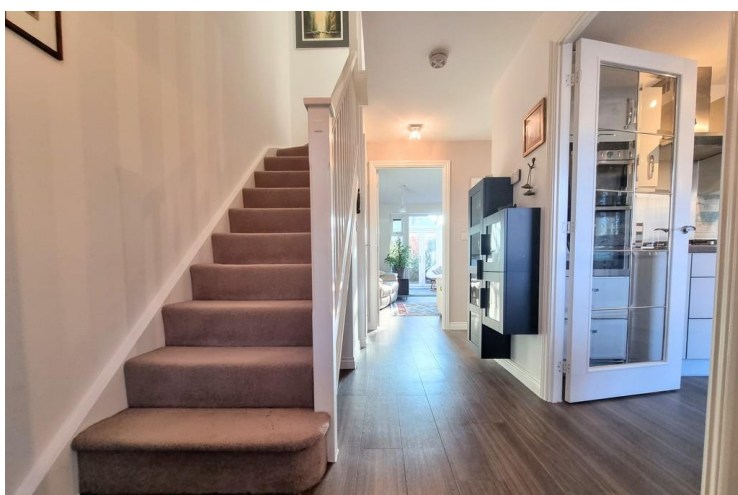
Services – All mains services

Post Code – CB9 7SQ

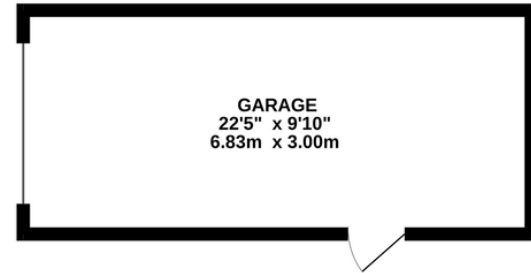
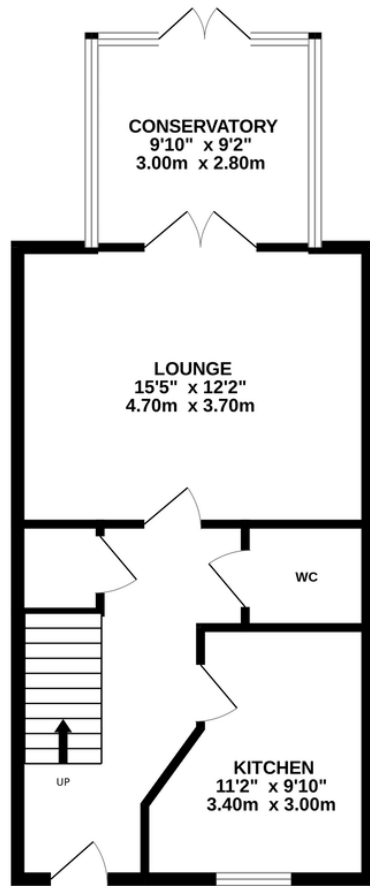
Viewings by appointment

Bychoice Estate Agents

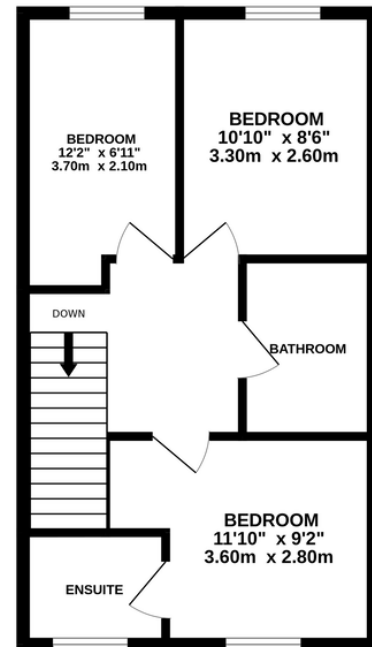
Tel: 01440 768919



GROUND FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	93	94
(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		
England & Wales	EU Directive 2002/91/EC	

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Fleming Way | Withersfield | CB9 7SQ

£335,000

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- BEAUTIFUL HOME
- THREE BEDROOMS
- FRONTING ONTO A GREEN
- CONSERVATORY ADDING ADDITIONAL LIVING SPACE
- SOLAR PANELS (EPC RATING A)
- HIGH SPECIFICATION KITCHEN, ENSUITE & BATHROOM
- GARAGE & PARKING