

## Summary

NO CHAIN! Discover modern elegance in this pristine 3-bed home, constructed in 2021. Revel in a fully integrated kitchen with high-spec appliances. Enjoy the luxury of an ensuite shower in the master bedroom, a sleek bathroom, and a convenient WC. Benefit from 2 parking spaces. Your dream home awaits!

## Description

### Approximate Room Sizes

ENTRANCE HALL Stairs to first floor, radiator, door to:

LOUNGE 13' 11" x 12' 1" (4.26m x 3.69m)  
Double glazed window to front, radiator. Door to:

INNER HALL Door to under stair storage cupboard, door to:

CLOAKROOM Comprising WC, wash basin, radiator.

KITCHEN/DINER 15' 5" x 9' 4" (4.72m x 2.87m)  
Double glazed window to rear & French Doors to rear. An excellent range of sleek base & eye level white gloss units with worktops over & low level LED lighting. Inset sink & drainer. Fully integrated with high spec AEG appliances including double oven (never previously used), fridge/freezer, dishwasher & washing machine, radiator.

LANDING Loft access, double glazed window to side. Door to:

BEDROOM ONE 9' 8"min x 9' 3"min (2.96m x 2.83m) Double glazed window, radiator, door to:

ENSUITE Double glazed window. Fully tiled walls with suite comprising shower cubicle, WC, wash basin, heated towel rail.

BEDROOM TWO 10' 9" x 8' 7" (3.3m x 2.63m)  
Double glazed window, radiator.

BEDROOM THREE 11' 7" x 6' 6" (3.55m x 2.00m)  
Double glazed window, radiator.

BATHROOM Suite comprising panel bath with shower over & shower screen. WC, wash basin, heated towel rail.

OUTSIDE The property is situated in a quiet cul-de-sac of just two properties, close to a walkway providing excellent cycling & dog walking & is ideal for families To the front of the property is a driveway for two cars. Gated access to rear garden. The good size rear garden is enclosed by fencing with several paved areas, one of which houses a timber shed, paved pathway to side of property leading to gated access. Remainder laid to lawn. External electrical socket.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

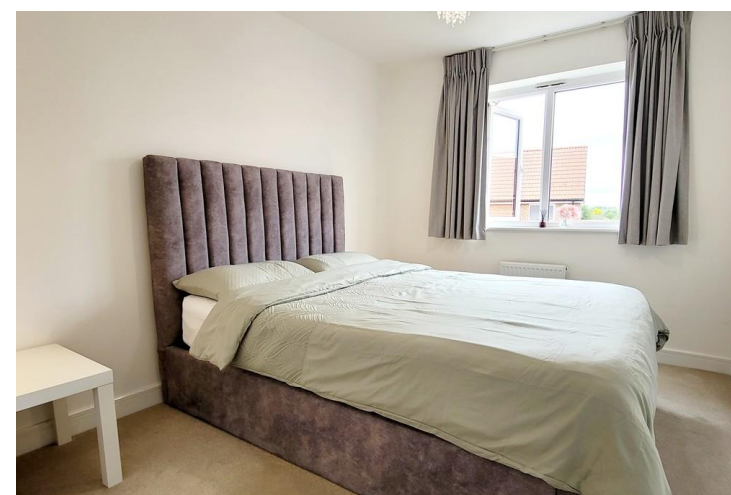
Services – All mains services

Post Code – CB9 9FB

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





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.

### 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 are 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	<b>84</b>
(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	
www.epc4u.com	

James Dunn Way | Haverhill | CB9 9FB

£325,000

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- POPULAR & RARELY AVAILABLE ORCHID GROVE DEVELOPMENT
- 3 BEDROOM SEMI-DETACHED HOME
- NO CHAIN
- ENSUITE, BATHROOM & WC
- DRIVEWAY FOR TWO CARS
- FULLY INTEGRATED KITCHEN WITH AEG APPLIANCES
- PRIVATE WEST FACING GARDEN TO ENJOY SUN SOAKED EVENINGS