

Summary

Welcome to this splendid property on the sought-after Arboretum development on the Cambridge side of town. Boasting an great blend of space and versatility, this four/five bedroom home is a perfect haven for families seeking a comfortable and well-appointed home, with plenty of living accommodation.

Description

Approximate Room Sizes

THE PROPERTY Welcome to this splendid property on the sought-after Arboretum development on the Cambridge side of town. Boasting an optimal blend of space and versatility, this residence is a perfect haven for families seeking a comfortable and well-appointed home.

Spanning three floors, this charming abode features 4/5 bedrooms, ensuring ample space for both living and relaxation. The ground floor unveils an expansive open-plan kitchen/diner, seamlessly connected to a family room created through the ingenious conversion of part of the garage. The kitchen, adorned with a generous range of units, integrated oven, and gas hob,

bathes in natural light with delightful garden views. There is also a ground floor WC.

Ascend to the first floor, where a spacious lounge adorned with a Juliette balcony awaits, currently used as an additional bedroom. Accompanying this, you'll find another bedroom and a well-appointed family bathroom. Journey to the top floor to discover three double bedrooms, one of which boasts an ensuite bathroom for added convenience.

Externally, the property's frontage presents a convenient driveway alongside the remainder of the converted garage, serving as valuable storage space. The rear garden, designed for low maintenance, is a charming retreat enclosed by

fencing. Featuring a predominantly paved layout, complemented by raised beds and an ornamental fish pond, this outdoor space provides a delightful setting for leisure and entertainment.

KITCHEN/DINER 15' 7" x 12' 0" (4.75m x 3.66m)

FAMILY ROOM 12' 0" x 8' 2" (3.66m x 2.51m)

First Floor:

SITTING ROOM/BEDROOM 15' 7" x 12' 2" (4.75m x 3.71m)

BEDROOM 10' 0" x 8' 4" (3.05m x 2.55m)

Second Floor:

BEDROOM 12' 0" x 6' 11" (3.66m x 2.13m)

BEDROOM 12' 0" x 8' 4" (3.66m x 2.55m)

BEDROOM 12' 6" x 12' 4" (3.83m x 3.77m) With Ensuite

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All Mains Services

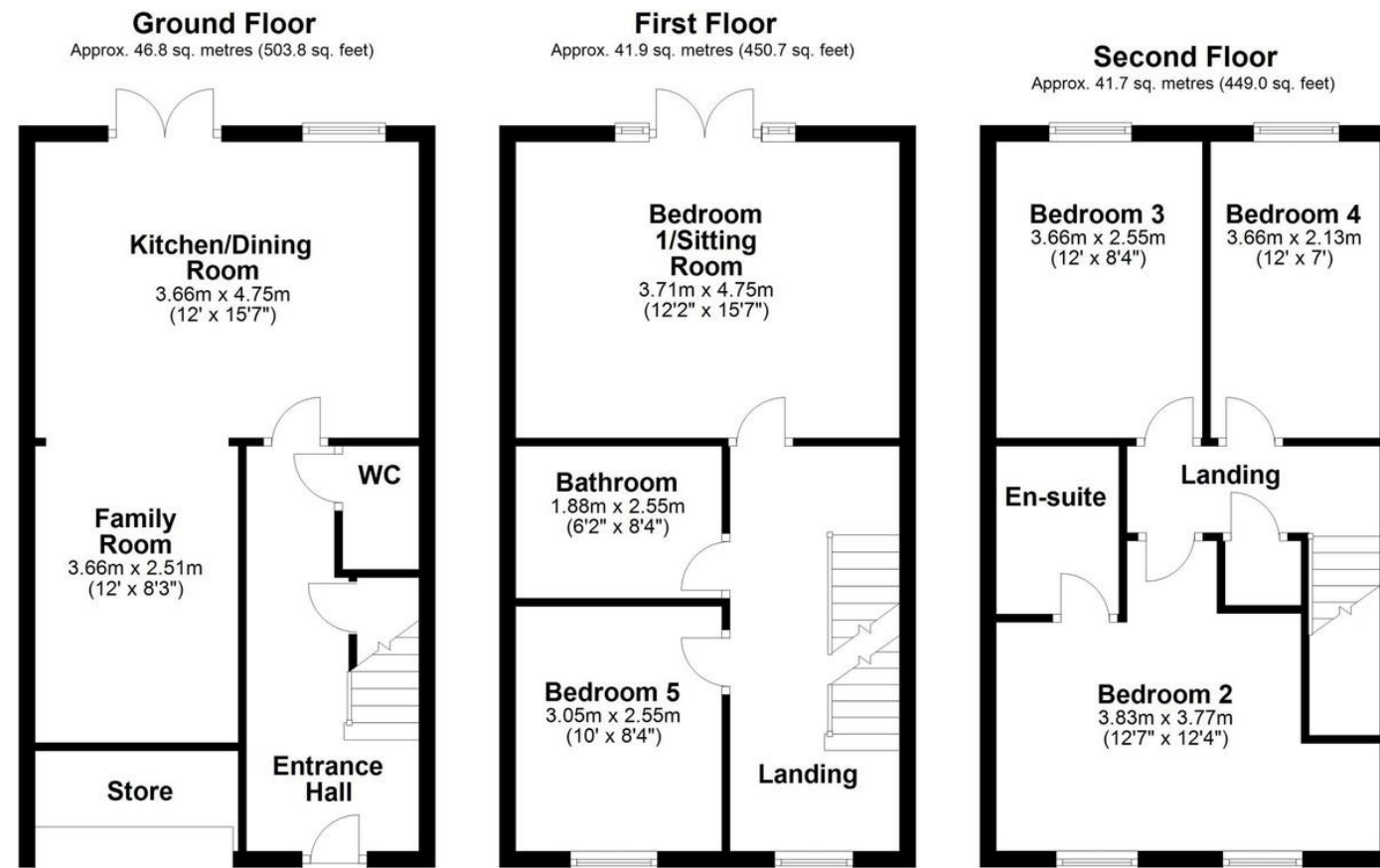
Post Code – CB9 7SQ

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Total area: approx. 130.4 sq. metres (1403.5 sq. feet)



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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+)	A	92	93
(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	

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

£325,000

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- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- ENERGY RATING - A
- FOUR/FIVE BEDROOMS
- TWO BATHROOMS
- DRIVEWAY
- CAMBRIDGE SIDE OF TOWN
- POPULAR ARBORETUM DEVELOPMENT