

## Summary

**NO ONWARD CHAIN.** Situated on the sought-after Arboretum development, this spacious four-bedroom, three bathroom home offers approx 1300 sq ft of accommodation and excellent access to Cambridge. Fronting onto a picturesque green, this property boasts a prime position and modern amenities.

## Description

### Approximate Room Sizes

**THE PROPERTY** Situated on the sought-after Arboretum development, this spacious four-bedroom home offers 1300 sq ft of accommodation and excellent access to Cambridge. Fronting onto a picturesque green, this property boasts a prime position and modern amenities.

As you approach, you'll immediately appreciate the scenic view of the green. The property includes two allocated parking spaces beside the green, with additional visitor parking bays available for your convenience.

Step inside and the entrance hall gives you a glimpse of the home's inviting atmosphere. The kitchen features a good range of base and eye-level units with worktops over, an inset sink and drainer, an integrated oven and hob, and space and plumbing for a washing machine.

Returning to the hall, you'll find an under-stair storage cupboard and a ground floor cloakroom. The lounge, a lovely space with French doors, opens up onto the garden, creating a seamless blend of indoor and outdoor living.

Ascending to the first floor, you'll discover two generously sized bedrooms and the family bathroom that serves them. Climb to the second floor to find another two bedrooms. The master bedroom features an ensuite, while an additional shower room serves the last bedroom, ensuring comfort and privacy for all occupants.

Externally, the property offers an enclosed rear garden with a paved patio area and a lawn, perfect for outdoor entertaining and relaxation. The home also benefits from solar panels, enhancing its energy efficiency and sustainability.

This charming property on the Arboretum development combines modern living with a great location, making it an ideal home for families or professionals seeking space, comfort, and convenience.

ENTRANCE HALL
KITCHEN/BREAKFAST ROOM 14' 1" x 10' 5" (4.3m x 3.2m)
LOUNGE 15' 5" x 11' 1" (4.7m x 3.4m)
WC
first floor
BEDROOM TWO 15' 5" x 11' 1" (4.7m x 3.4m)
BEDROOM FOUR 9' 6" x 8' 6" (2.9m x 2.6m)
BATHROOM
second floor
BEDROOM ONE 15' 5" x 11' 1" (4.7m x 3.4m) including ensuite shower room
BEDROOM THREE 15' 5" x 8' 10" (4.7m x 2.7m)
SHOWER ROOM

## 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







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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

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Offers In Excess Of £300,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- THREE BATHROOMS
- FRONTING ONTO GREEN
- TWO PARKING SPACES
- EASY ACCESS TO CAMBRIDGE
- CLOSE TO AMENITIES