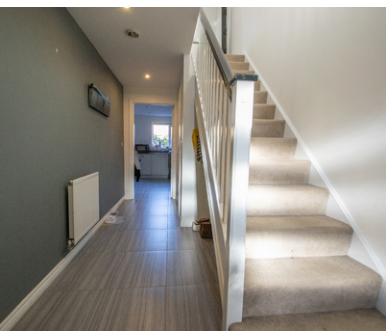


# Bychoice

ESTATE AGENTS



Fleming Way, Haverhill, Withersfield, Suffolk

£315,000

## Property Summary

NO ONWARD CHAIN. A beautifully presented four bedroom home on the popular Arboretum development. With ensuite, bathroom & WC, garage, parking & garden.

NO ONWARD CHAIN  
FOUR BEDROOMS  
ARBORETUM DEVELOPMENT  
GARAGE & DRIVEWAY



Located on the sought-after Arboretum development, this spacious four-bedroom home offers versatile living across three floors, perfect for modern family life.

As you enter the property, the ground floor welcomes you with a bright entrance hall, featuring a convenient ground-floor cloakroom and stairs leading to the upper floors. The heart of the home is the impressive kitchen/diner, which provides ample space for cooking, dining, and entertaining. The ground floor also benefits from an integrated garage, adding practicality and additional storage options.

On the first floor, you'll find a well-proportioned bedroom, a modern family bathroom, and a comfortable sitting room, ideal for relaxing or socializing.

The second floor houses three further bedrooms, including the spacious master bedroom, which boasts its own ensuite for added privacy and convenience.

Outside, the property offers a low-maintenance garden enclosed by fencing, providing a secure and private space to enjoy.

### **KITCHEN/DINER**

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

### **LOUNGE**

15'7" x 12'2" (4.75 m x 3.71 m)

### **BEDROOM 4**

15'7" x 12'2" (4.75 m x 3.71 m)

### **BEDROOM 1**

12'7" x 12'4" (3.83 m x 3.77 m)

### **BEDROOM 2**

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



### **BEDROOM 3**

12'0" x 7'0" (3.66 m x 2.13 m)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		93	94
(81-91) <b>B</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>			
<i>Not energy efficient - higher running costs</i>			

### Additional Information

**Tenure:** Freehold

**Council Tax Band:**

**Local Authority:** West Suffolk Council

**Post Code:** CB9 7SQ

**Viewings by appointment only**

**Tel:**

**Email:**

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