

Westmill Place

HAVERHILL'S
NEWEST PLACE
TO CALL HOME

Manor Road
Haverhill
Suffolk CB9 0EP


Barleyhomes



Westmill Place

Haverhill's newest place to call home

Westmill Place offers an exclusive selection of brand new 2, 3 & 4 bedroom homes. The development is ideal for first time buyers, families and downsizers alike, offering accommodation to suit everyone's needs.

Barley Homes are your local developer and as this flagship development has been carefully planned, the needs of the residents are at the heart of their designs and the whole development. They understand that buying a home is a huge financial and emotional investment - that is why all of their developments have excellence built in.

These fantastic new homes combine a modern day yet homely feel, ideal for present day living.



Specifications

KITCHEN AND UTILITY

- Fully fitted kitchen supplied by Magnet
 - Zanussi integrated oven
 - Zanussi gas hob
- Electrolux stainless steel cooker hood and stainless steel splashback
 - Zanussi integrated dishwasher
 - Laminate worktop and upstand
- Stainless steel bowl and a half sink with chrome finish mixer tap
 - Zanussi integrated fridge freezer
 - Zanussi integrated washing machine
 - Ceramic tile flooring

BATHROOMS AND CLOAKROOMS

- Roca white sanitaryware with chrome finish taps
- WC pan with close coupled cistern and soft close toilet seat
 - Roca bath with pivot bath screen to family bathroom
 - Shaver point
 - Ceramic tile flooring
- Ceramic wall tiling around bath, basin and showers

HEATING AND HOT WATER

- Gas fired boiler supplying hot water and heating via radiators
 - Heated towel rails to bathroom and cloakroom

ELECTRICAL

- Energy efficient light fittings and bulbs throughout
- Media supply to lounge with distribution cabling to all bedrooms and dining area
 - Primary BT Openreach socket

INTERNAL FEATURES

- All walls and ceilings finished with skim coat plaster prior to decoration
 - Vinyl matt emulsion throughout to all walls and ceilings
 - Skirting architrave finished in white satinwood
 - White painted staircase and handrail
- White painted six panel internal doors with satin chrome finish ironmongery
 - Multi Point locking front door

EXTERNAL FEATURES

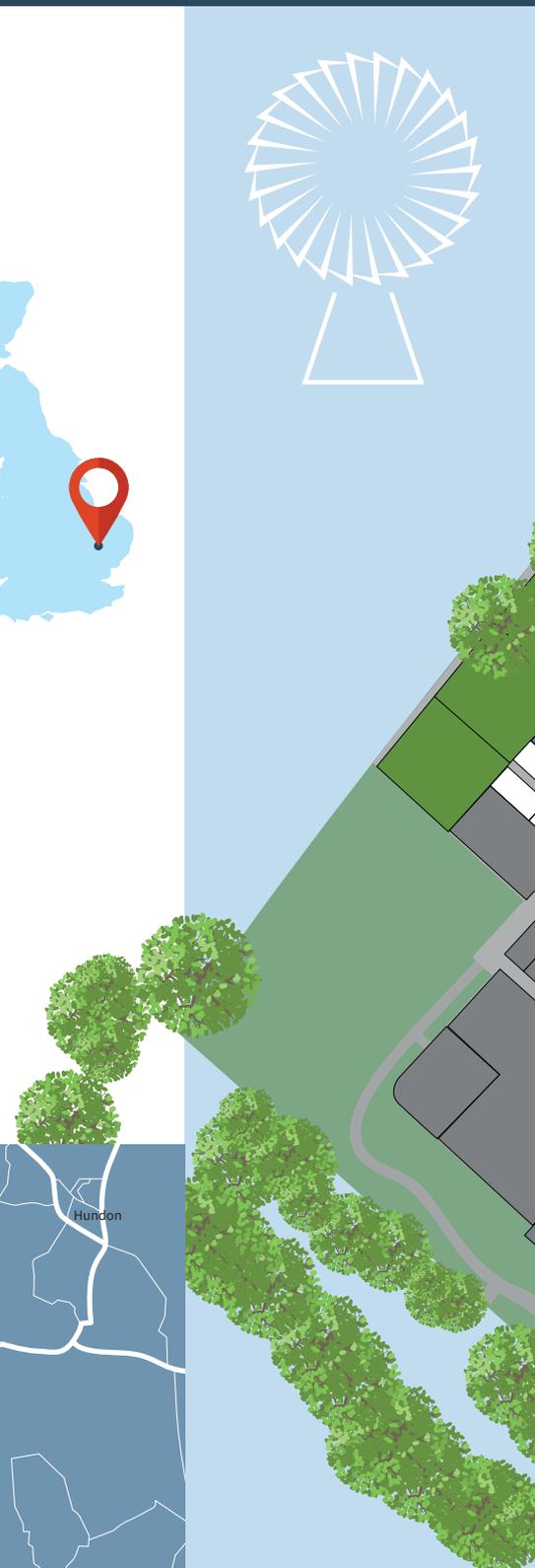
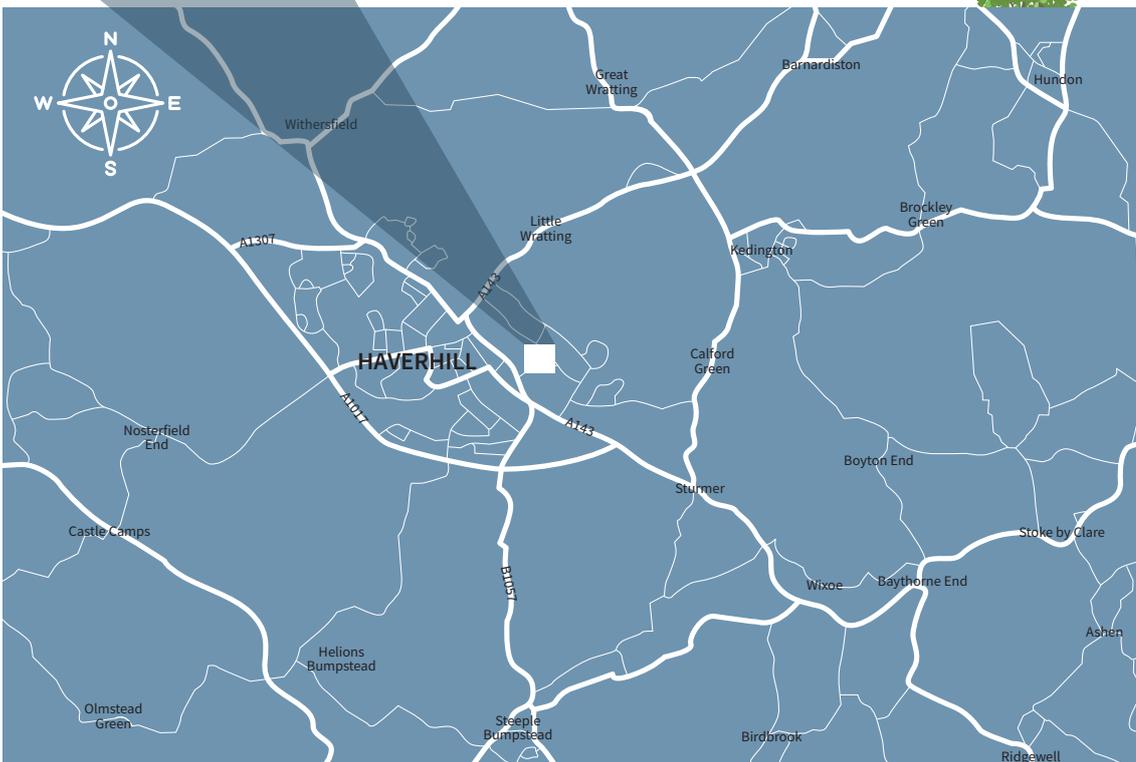
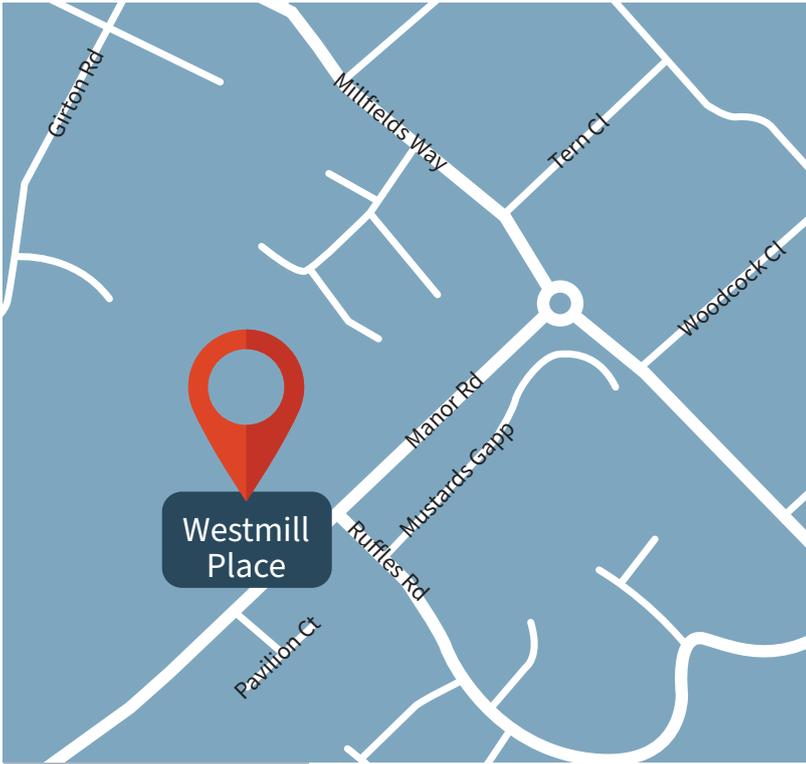
- Paved patio area to the rear
- Front gardens landscaped and rear gardens laid to lawn
- 1.8 m close boarded fence to boundaries with other houses

SECURITY AND PEACE OF MIND

- Specification of doors and windows meet latest building regulations
 - 10 year structural warranty

Location and plots

*Welcome to Westmill Place
- an exclusive selection of just
26 homes set within a small
homely development.*





- The Hamlet (2 bedroom homes)
- The Westfield (3 bedroom homes)
- The Chesnut (3 bedroom home)
- The Brook (3 bedroom homes)
- The Calford (4 bedroom homes)
- The Withersfield (4 bedroom home)

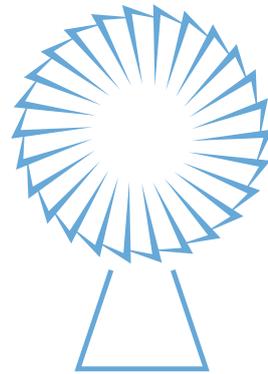
- Drive parking
- Driveway parking
- CP** Car Port
- G** Garage
- V** Visitor parking

Surroundings and culture

As well as a fantastic new home, you can enjoy all the vibrant market town of Haverhill has to offer, with an array of shops, restaurants and beautiful countryside surroundings. Westmill Place is the perfect place to call home!

Find your new home conveniently located a short distance from Haverhill Town Centre providing a wealth of historic buildings along with High Street chains, cafés, bars & restaurants. You can also make the most of Haverhill's leisure facilities which include sports and health clubs with pool and fitness facilities, local schools and for those that prefer to be outdoors the local parks offer great opportunities for peaceful walks.

Haverhill offers great access to its larger surrounding towns which include, Cambridge, Bury St Edmunds, Braintree and Colchester.



St Mary's Church, Haverhill



Haverhill Arts Centre



Newmarket

14 miles / 28 mins



Saffron Walden

15 miles / 27 mins



Bury St Edmunds

19 miles / 33 mins



East Town Park, Haverhill



Haverhill Market



Cambridge

21 miles / 41 mins



Colchester

28 miles / 55 mins

DISTANCE AND TIMES BY CAR / ROAD

Central London

68 miles

M25

45 miles

Stansted Airport

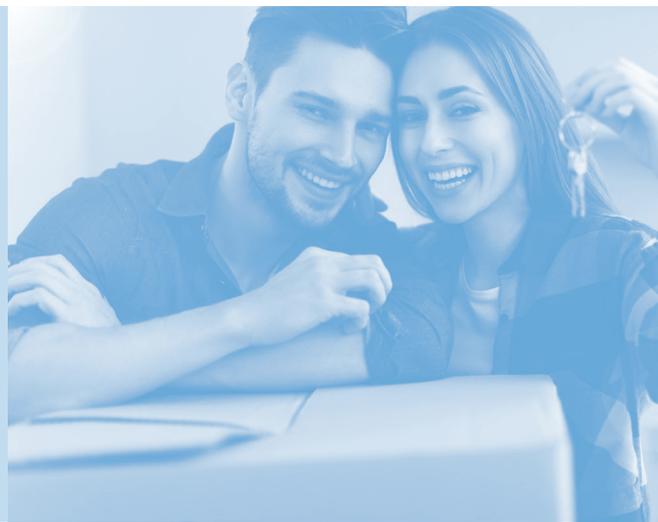
23 miles

The Hamlet

2 bedroom homes

Ten plots: 2, 3, 4, 6, 9, 10, 27, 28, 29 and 30

These fantastic new homes combine a modern day yet homely feel, ideal for present day living.



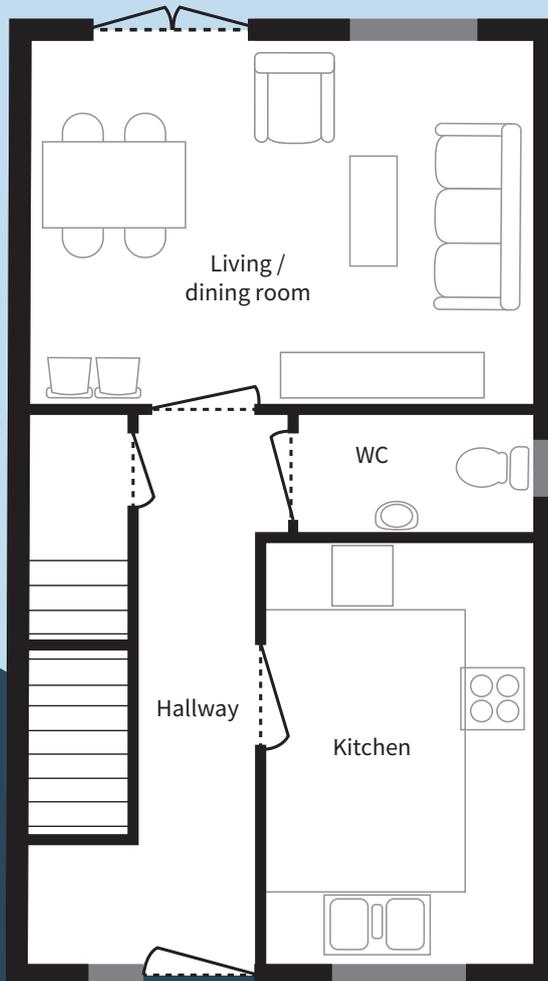


Ground floor

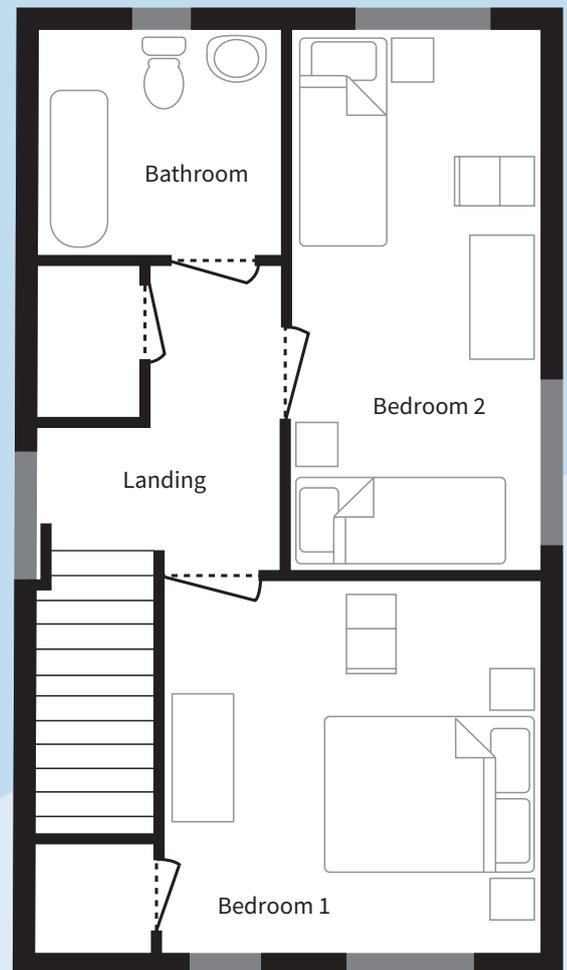
Kitchen	3.96m x 2.5m	13' 0" x 8' 2"
Living / dining room	4.67m x 3.46m	15' 4" x 11' 4"

First floor

Bedroom 1	3.57m x 3.54m	11' 8" x 11' 7"
Bedroom 2	2.8m x 2.34m	9' 2" x 7' 8"



Ground floor



First floor

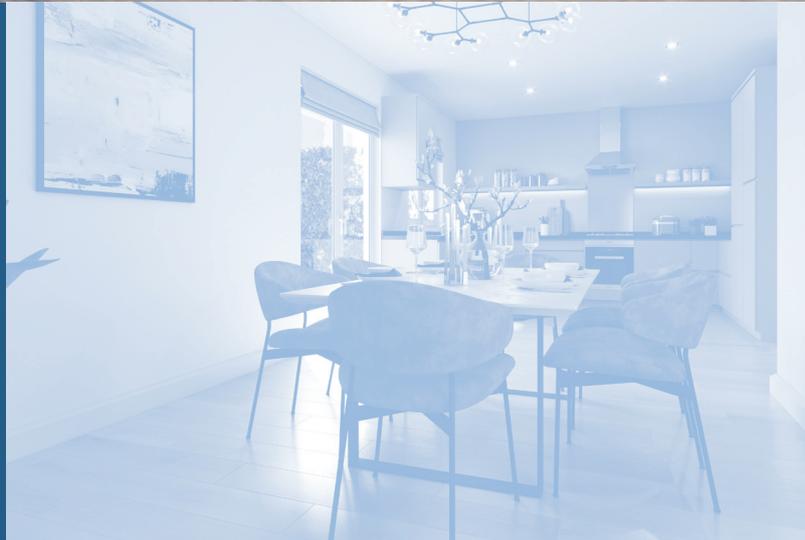
The Westfield

3 bedroom homes

Nine plots: 7, 8, 12, 25, 26, 31, 32, 36 and 37

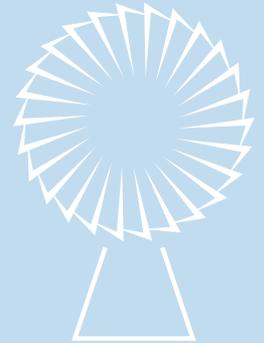


*Westmill Place - Haverhill's
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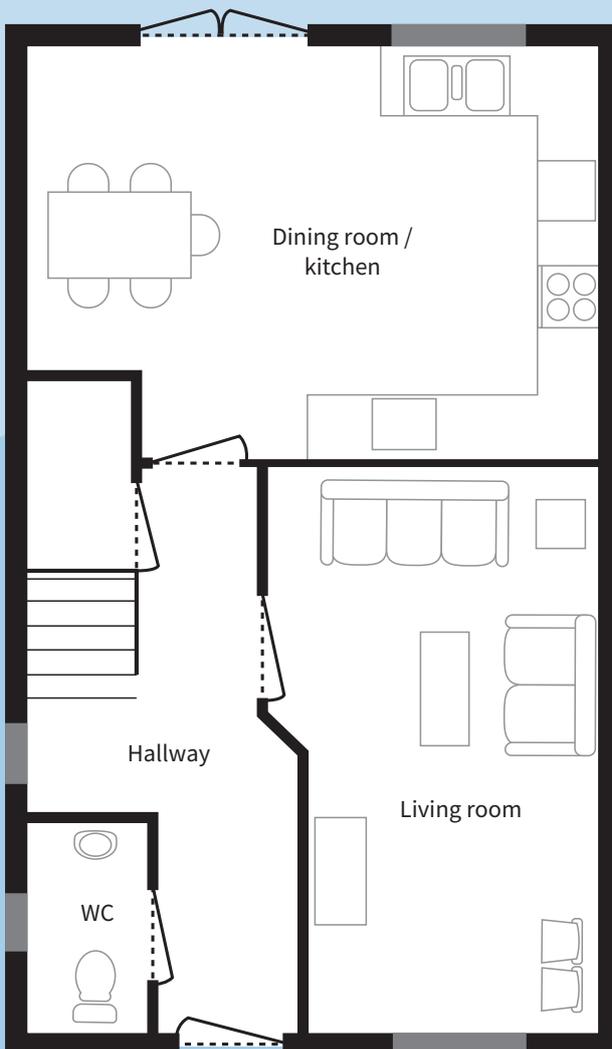
Ground floor

Living room	5.24m x 3.13m max	17' 2" x 10' 3" max
Kitchen / dining room	5.24m x 3.86m	17' 2" x 12' 7"

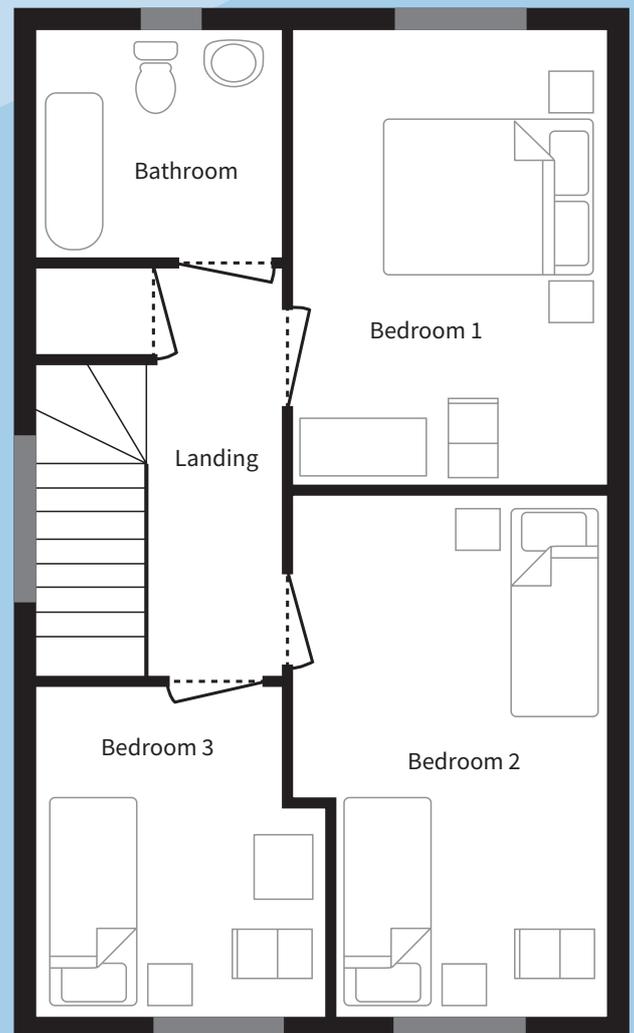


First floor

Bedroom 1	4.24m x 2.9m	13' 11" x 9' 6"
Bedroom 2	4.86m x 2.5m	15' 11" x 8' 2"
Bedroom 3	3.09m x 2.66m max	10' 1" x 8' 8" max



Ground floor



First floor

The Chesnut

3 bedroom home

One plot: 13

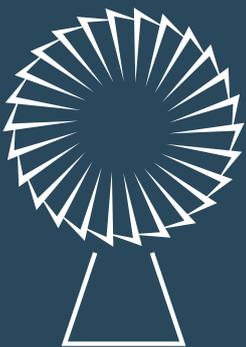


Ground floor

Kitchen / dining room	5.51m x 2.84m	18' 0" x 9' 3"
Living room	5.01m x 2.92m	16' 5" x 9' 6"

First floor

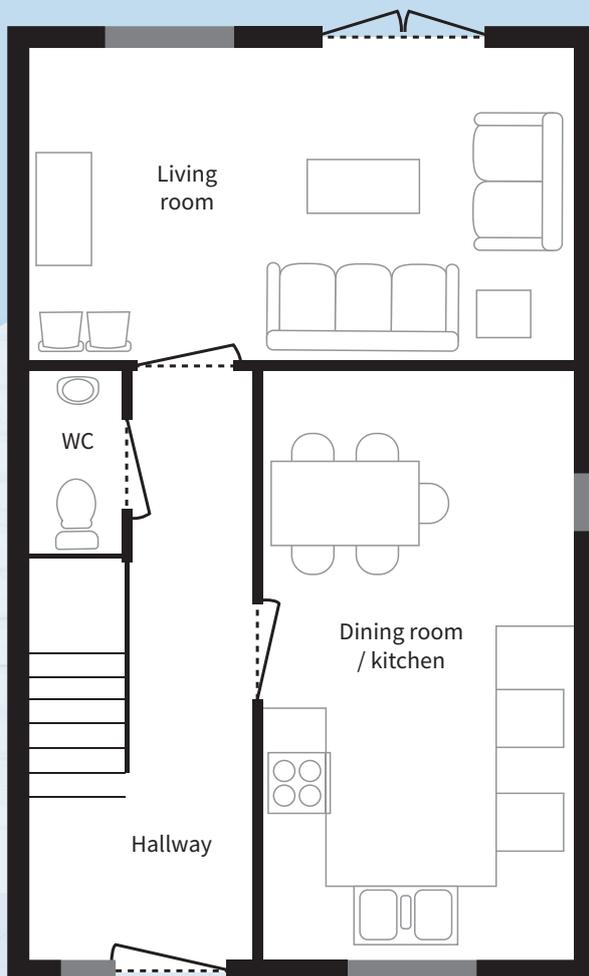
Bedroom 1	3.86m x 3.04m plus recess	12' 8" x 9' 11" plus recess
Bedroom 2	4.91m x 2.6m	16' 1" x 8' 6"
Bedroom 3	3.54m x 3.1m plus recess	11' 7" x 10' 2" plus recess



Located a short distance from Haverhill town centre, with a wealth of historic buildings and high street chains.



Ground floor



First floor



The Brook

3 bedroom homes

Two plots: 5 and 11

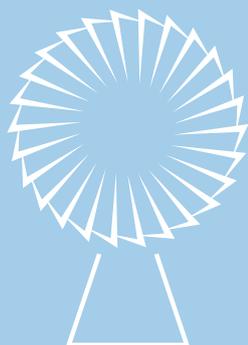


Ground floor

Kitchen / dining room	5.91m x 3.1m max	19' 4" x 10' 1" max
Living room	5.69m x 3.36m max	18' 7" x 11' 0" max

First floor

Bedroom 1	3.61m max x 2.79m	11' 10" max x 9' 2"
Bedroom 2	3.1m x 3.04m	10' 1" x 9' 11"
Bedroom 3	3.14m x 2.53m	10' 3" x 8' 3"





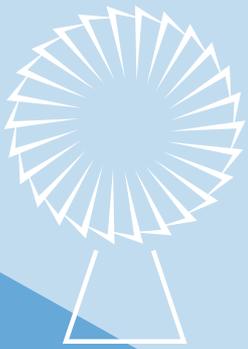
All Barley Homes developments come with excellence built in.



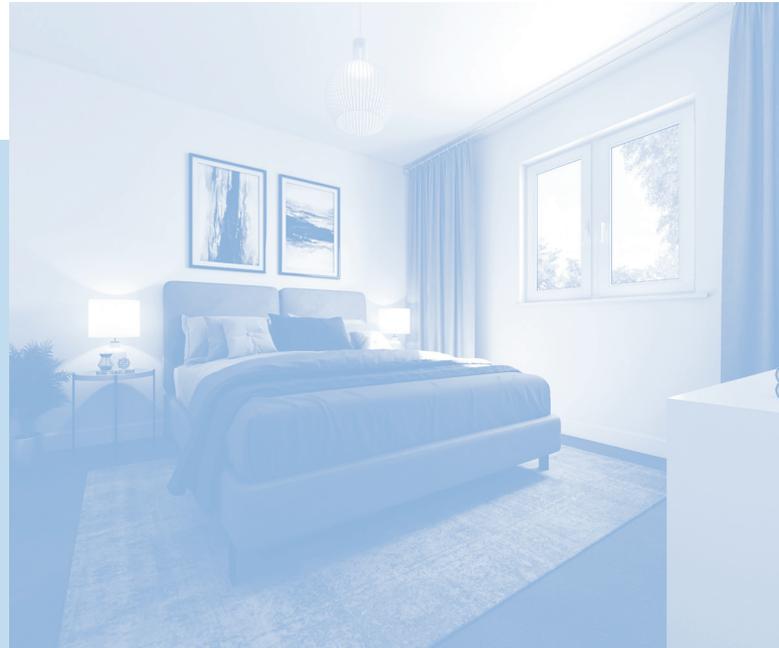
The Calford

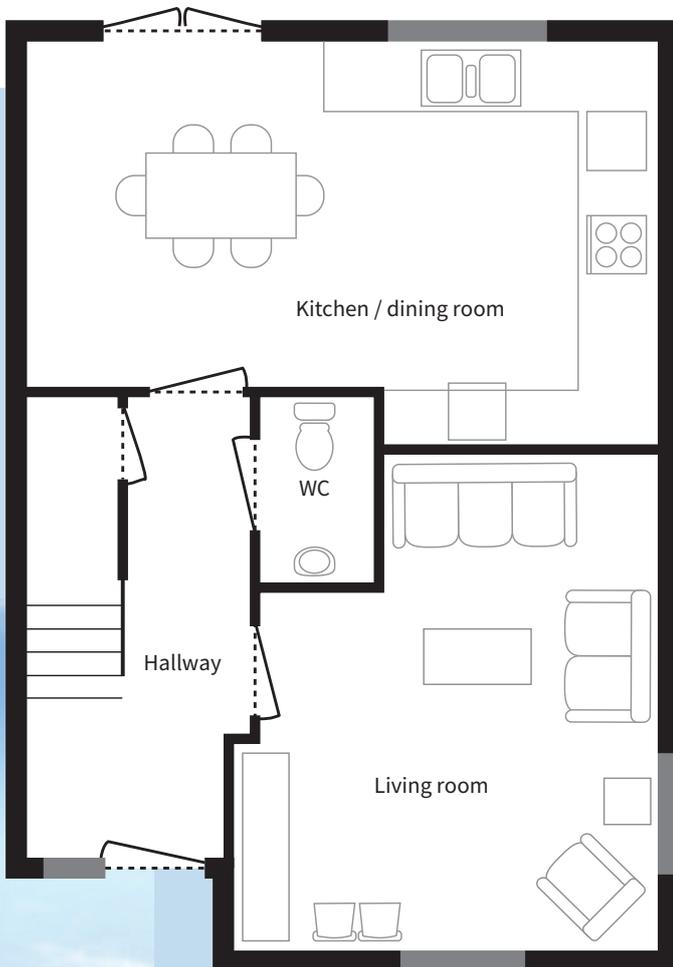
4 bedroom homes

Three plots: 1, 33 and 35

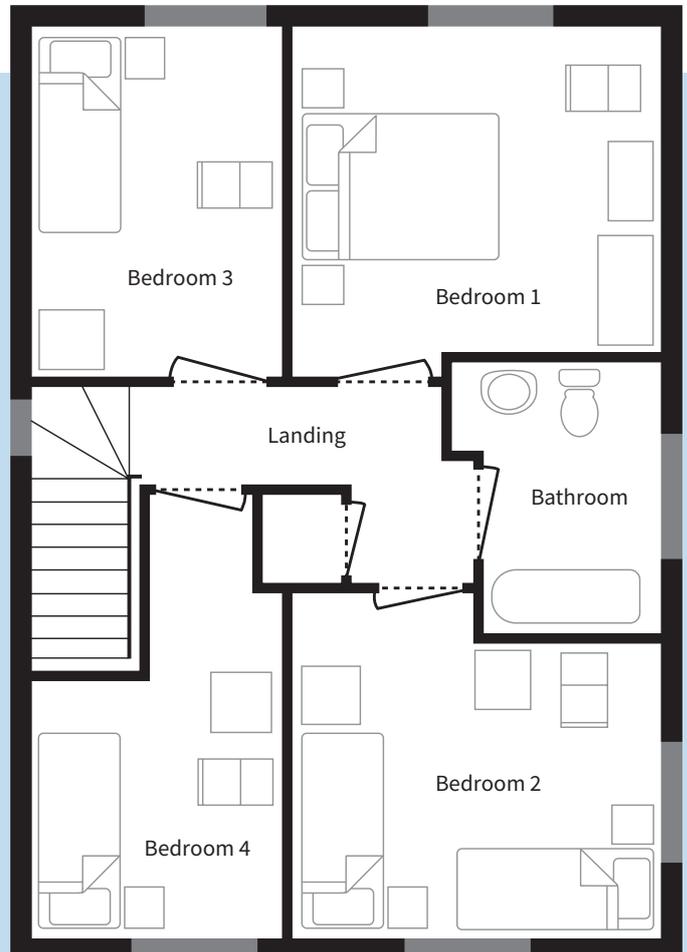


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Ground floor



First floor

Ground floor

Kitchen / living room	6.16m x 3.97m max	20' 2" x 13' 0" max
Living area (L-shaped room)	4.88m max 3.86m max	15' 11" max x 12' 8" max

First floor

Bedroom 1	3.63m x 3.19m	11' 10" x 10' 5"
Bedroom 2	3.63m x 2.9m	10' 5" x 9' 6"
Bedroom 3	3.41m x 2.43m	11' 2" x 7' 11"
Bedroom 4	2.49m x 2.43m	8' 2" x 7' 11"

The Withersfield

4 bedroom home

One plot: 34

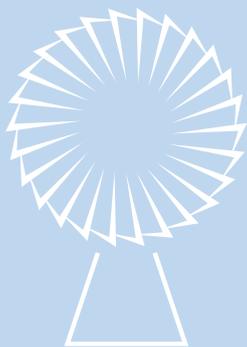


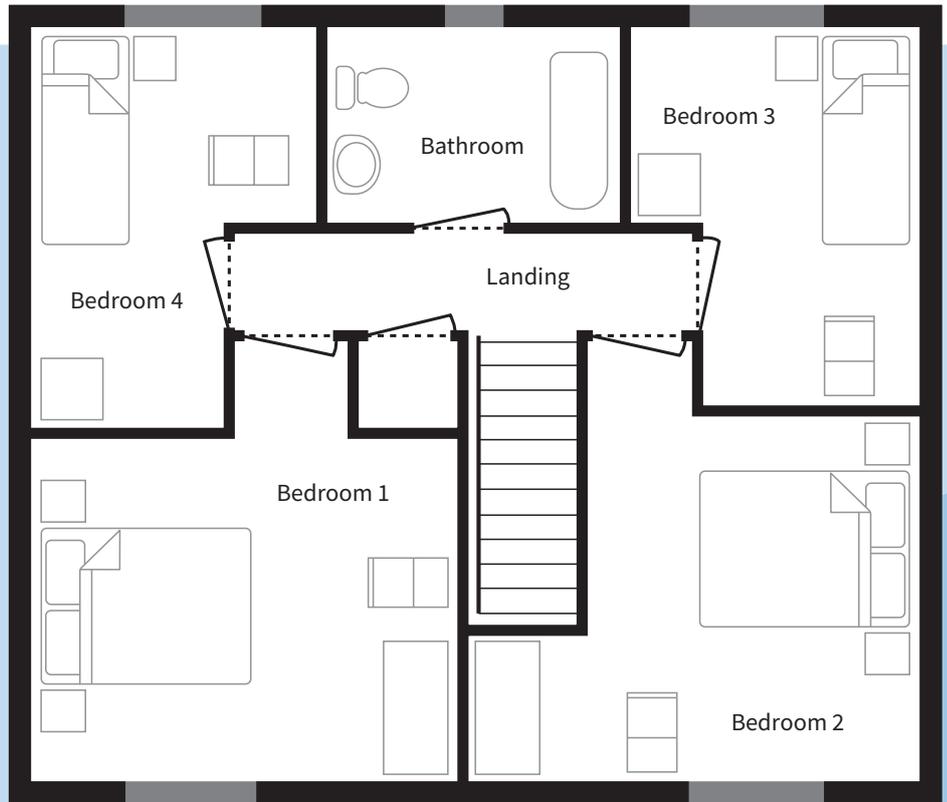
Ground floor

Kitchen	6.81 x 2.95	22' 4" x 9' 8"
Living room	6.81 x 2.95	22' 4" x 9' 8"

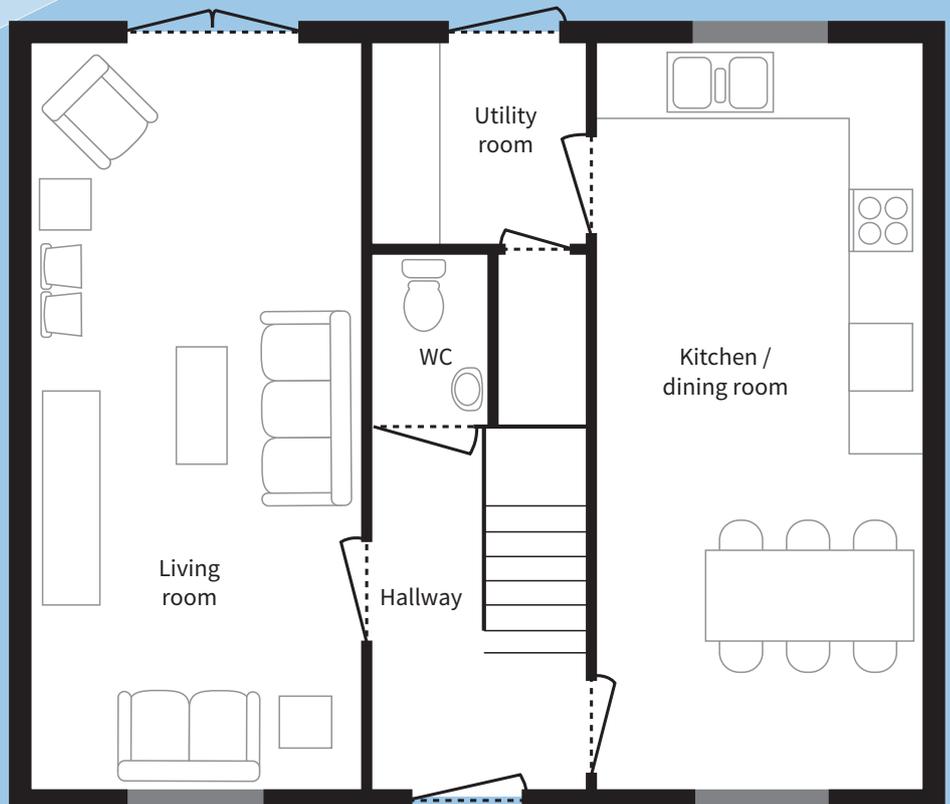
First floor

Bedroom 1	3.9m x 3.08m	12' 9" x 10' 1"
Bedroom 2	3.28m x 2.98m plus recess	10' 9" x 9' 9" plus recess
Bedroom 3 (L-shaped room)	3.45m max x 2.59m max	11' 3" max x 8' 6" max
Bedroom 4 (L-shaped room)	3.65m max x 2.61m max	11' 11" max x 8' 6" max





First floor



Ground floor

These fantastic new homes combine a modern day yet homely feel, ideal for present day living.



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HM Government