



**Whitegates, Newmarket**

EPC Rating 66

**Guide Price £420,000**

- 3 to 4 bedroom semi-detached property
- Car port and generous off-road parking
- Spacious enclosed rear garden
- Potential for fourth bedroom with private bathroom
- Walking distance to local amenities and train station
- Two double bedrooms, one further good sized bedroom
- Gas central heating
- Cul-de-sac location
- West Suffolk Council tax band D
- Great transport links to the A11 and A14





**WHITEGATES, NEWMARKET.** Offered to market is this 3 to 4 bedroom, semi-detached property. Set in a quiet cul-de-sac location, it is only a 15 minute walk to the centre of town and local bus and train stations. This spacious property comprises a modern fitted kitchen, a living room that could serve as a fourth bedroom, dining room, utility room and downstairs bathroom. Upstairs is two double bedrooms, a further good sized bedroom and bathroom. The rear of the property boasts a fantastic size garden. To the front, a driveway with generous parking and carport behind a secure fence.

**ENTRANCE HALL** With laminate flooring and pendant lighting.

**DINING ROOM** 13' x 12' (3.96m x 3.66m) With folding doors leading to the kitchen, laminate flooring, pendant lighting and window to front.

**KITCHEN** 19' 8" x 10' 5" (5.99m x 3.18m) This modern fitted kitchen is equipped with a range of base units, under a Quartz worktop, with an integrated stainless steel sink. Integrated appliances include eye-level oven, induction hob and extractor fan, there is also space for fridge freezer and dishwasher. With built in breakfast bar, French doors leading to garden, laminate flooring, recessed lighting and window to the rear.

**UTILITY ROOM** 7' 5" x 6' 2" (2.26m x 1.88m) A range of white wall and base units, with a neutral worktop. With door leading to rear garden, laminate flooring and pendant lighting.

**LOUNGE** 15' 9" x 12' 11" (4.8m x 3.94m) This spacious room has the potential to serve as either a living room or bedroom. In it's original state, this was the main bedroom, with built in storage and there is potential to restore this. With French doors leading to side of the property, laminate flooring, and pendant lighting.

**BATHROOM** Three piece suite comprising walk-in shower enclosure, pedestal basin and W/C, with storage cupboards and space for washing machine. Fully tiled, with heated towel rail, tile flooring, recessed lighting and windows to side and rear.

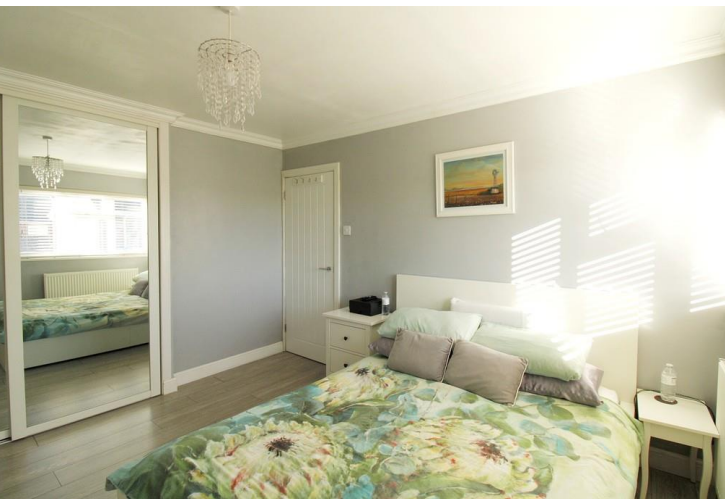
**FIRST FLOOR** With laminate flooring and window to side.

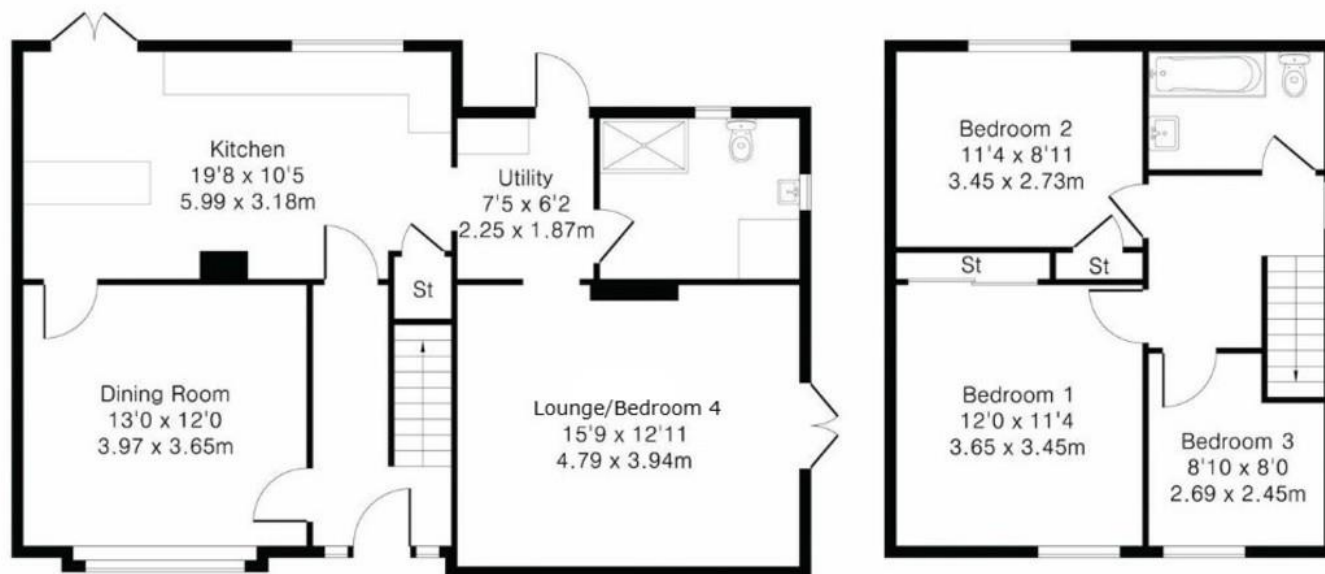
**BEDROOM ONE** 12' x 11' 4" (3.66m x 3.45m)  
Double bedroom with built in storage, laminate flooring, pendant lighting and window to front.

**BEDROOM TWO** 11' 4" x 8' 11" (3.45m x 2.72m)  
Double bedroom with built in storage, laminate flooring, pendant lighting and window to rear.

**BEDROOM THREE** 8' 10" x 8' (2.69m x 2.44m)  
With laminate flooring, pendant lighting and window to front.

**OUTSIDE** To the front of property is a large driveway with gates leading to the car port. The rear garden wraps around the side of the property, partly laid to lawn, with large patio at rear and an outbuilding that offers potential for development. The back of the garden is sectioned off by a wall, with a covered seating area.





## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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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 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