



**Nimbus Way, Newmarket CB8 7BW**

**welcome to**

## **Nimbus Way, Newmarket**

An extremely well presented detached house located within a popular residential area of Newmarket within walking distance of the local supermarket. Offering three bedrooms, modern kitchen, updated bathroom and the addition of a conservatory. Viewing highly recommended.

### **Accommodation Comprises:-**

Double glazed composite door opening to:

#### **Entrance Hall**

With radiator, two storage cupboards, door to living room/diner and door to:

#### **Cloakroom**

Fitted with a suite comprising W.C, wash hand basin with storage, spotlighting and obscured double glazed window to front.

#### **Living Room/Diner**

21' 2" max x 16' 5" ( 6.45m max x 5.00m )

With two radiators, TV points, stairs leading to first floor, double glazed bay window to front aspect, double glazed window to rear aspect, double glazed sliding doors to conservatory and door to:

#### **Kitchen**

18' 3" max x 8' 2" max ( 5.56m max x 2.49m max )

With a modern range of base units and drawers, matching wall units and space saving cupboards, one a half bowl sink and drainer unit, integrated eye level cookers and separate gas hob with extractor hood over, range of fitted white goods, radiator, skylight, double glazed window to rear and double glazed French doors to garden.

#### **Conservatory**

12' 6" x 9' 1" ( 3.81m x 2.77m )

Built on a brick base with double glazed windows to three sides and double glazed doors to garden.







### **First Floor Landing**

With storage cupboard, airing cupboard, loft access, double glazed window to front aspect and doors to:

### **Bedroom 1**

13' 7" x 8' 11" ( 4.14m x 2.72m )

With radiator, three fitted wardrobes and double glazed window to rear aspect.

### **Bedroom 2**

8' 10" x 8' 3" ( 2.69m x 2.51m )

With radiator, TV Point and double glazed window to rear aspect.

### **Bedroom 3**

9' 10" x 6' 10" ( 3.00m x 2.08m )

With radiator, wall of fitted wardrobes and double glazed window to rear aspect.

### **Bathroom**

Fitted with a modern suite comprising panel enclosed bath with shower attachment and fixed shower screen, W.C, wash hand basin with storage, wall hung cabinet, part tiled, radiator, extractor, spotlighting and obscured double glazed window to front.

### **Outside**

The rear garden has an initial paved patio area with the remainder being laid to lawn and shrub and plant borders. The garden is fully enclosed with pedestrian gated access to side. Within the garden is a large summer house/shed with electric.

### **Garage En-Bloc**



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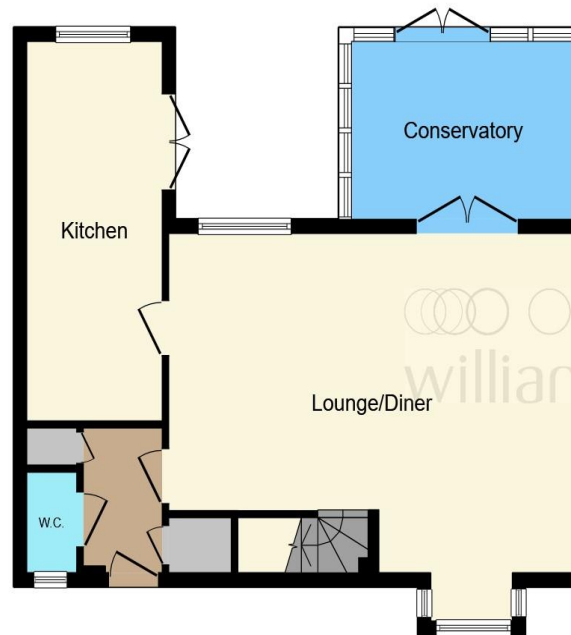
## welcome to Nimbus Way, Newmarket

- Detached House
- Popular Residential Area
- Modern Kitchen
- Conservatory
- Updated Bathroom

Tenure: Freehold

EPC Rating: C

offers over  
**£325,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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