



Aureole Walk, Newmarket CB8 7AZ

welcome to

Aureole Walk, Newmarket

A much improved and extended house located towards the outskirts of Newmarket with excellent road links to the A14 nearby - offered to the market with no onward chain.

Entrance Hall

With radiator, storage cupboard and doors to:

Cloakroom/W.C

Fitted with a suite comprising low level w.c, wash hand basin, radiator and obscured double glazed window to front.

Kitchen/Dining Room

16' 10" max x 8' 7" max (5.13m max x 2.62m max)

With a fitted range of base units and drawers, matching wall units, inset stainless steel sink and drainer unit, space for range style oven, underfloor heating, two sky lights, double glazed window to rear aspect, double glazed door to rear garden, stairs to first floor and opening to:

Utility Room

8' 8" max x 7' 9" max (2.64m max x 2.36m max)

With spaces for washing machine and large fridge/freezer, underfloor heating.

Living Room

15' 1" max x 12' 3" max (4.60m max x 3.73m max)

With two radiators, TV points, double glazed window to front aspect and door to:

Reception Room/Garden Room

12' 3" x 8' 6" (3.73m x 2.59m)

With radiator, TV points, sky light and double glazed sliding door to rear garden.





First Floor Landing

With loft access, airing cupboard and doors to:

Bedroom 1

13' 1" x 8' 4" (3.99m x 2.54m)

With radiator and double glazed window to rear aspect.

Bedroom 2

11' 7" x 8' 4" (3.53m x 2.54m)

With radiator, built in wardrobe and double glazed window to rear aspect.

Bedroom 3

8' 5" max x 6' 11" max (2.57m max x 2.11m max)

With radiator, built in wardrobe and double glazed window to rear aspect.

Bedroom 4

9' 11" max x 6' 8" max (3.02m max x 2.03m max)

With radiator, built in wardrobe and double glazed window to front aspect.



Bathroom

Fitted with a suite comprising panel enclosed bath with shower over, low level w.c, pedestal wash hand basin, radiator, extractor fan and obscured double glazed window to front.

Outside

The front of the property is mainly laid to lawn with a selection of shrub and plants enclosed by a low level picket style fence. The rear garden is predominantly laid to lawn and fully enclosed by fencing with a pedestrian access gate to the rear.

The single en-bloc garage is located nearby.



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welcome to

Aureole Walk, Newmarket

- Extended and Improved
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen/Dining
- No Onward Chain

Tenure: Freehold

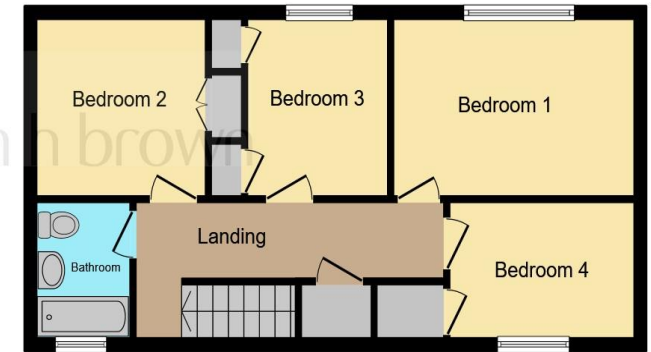
EPC Rating: D

Council Tax Band: C

£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

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Property Ref:
NMT104211 - 0002

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