



31 Ash Walk, Stradishall, Newmarket, CB8 9YE

£175,000

- Located on ex-RAF development
- Modern fitted kitchen
- Calor gas central heating
- Exceptionally spacious accommodation
- Stylish contemporary bathroom
- Additional land with potential parking
- Nicely presented throughout
- Double glazed windows
- Garage en bloc

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SPACIOUS EX-RAF OFFICERS HOME WITH MODERNISED KITCHEN & BATHROOM

A great opportunity to purchase this nicely presented two-bedroom home located on the former RAF officers development, known for its exceptionally generous room sizes. The property benefits from double glazing and Calor Gas central heating via a recently installed combination boiler. Both the kitchen and bathroom have been thoughtfully modernised, creating a comfortable and stylish living space throughout. Outside, there are enclosed front and rear gardens, a useful brick-built outhouse, and a garage en bloc. The house also owns a strip of land beyond the rear boundary, where neighbouring residents have utilised similar areas to create parking.



Council Tax Band: A



Ground Floor

Sitting Room

3.97m (13') x 3.58m (11'9")

A welcoming main reception room featuring a window to the front aspect that provides good natural light. The room includes laminate flooring, a radiator, and stairs rising to the first floor. Door leading through to the dining area.

Dining Area

3.97m (13') x 2.34m (7'8")

A bright and versatile space ideal for family dining or entertaining, open plan to the kitchen. Finished with laminate flooring and a radiator.

Kitchen

3.97m (13') x 2.05m (6'9")

A stylish and contemporary kitchen fitted with a matching range of sleek white gloss base and eye-level units complemented by dark speckled work surfaces and under-cabinet lighting. The layout provides excellent preparation and storage space and includes a 1½ bowl stainless steel sink with mixer tap set beneath a wide window overlooking the rear garden. There is plumbing for a washing machine, space for a cooker with stainless steel extractor hood over, and ample room for further appliances. Finished with modern vinyl flooring and inset ceiling lighting.

Hall

With radiator and door giving access to the rear garden.

First Floor

Landing

Providing access to both bedrooms and the bathroom.

Bedroom 1

3.97m (13') x 2.77m (9'1")

A generous double bedroom with window to the front aspect and radiator.

Bedroom 2

2.83m (9'3") x 2.36m (7'9")

A good-sized double bedroom with window to the rear and radiator, offering a comfortable and versatile space suitable as a main or guest bedroom.

Bathroom

Beautifully finished with a modern three-piece suite comprising a vanity wash hand basin with mixer tap, low-level WC, and a large walk-in shower enclosure with rainfall shower head and glass screen. Fully tiled in stylish grey textured wall panels for a sleek, contemporary look, complemented by matching flooring. The bathroom also includes a heated towel rail, mirrored cabinet, and frosted window to the rear providing natural light.

Outside

To the front of the property is a lawned garden enclosed by low picket fencing with a pathway leading to the front door.

The rear garden offers a paved patio and slate area providing a low-maintenance outdoor space, fully enclosed by timber fencing. A generous brick-built outhouse provides excellent storage or workshop potential, and there is a gated access at the rear.

Viewings

By appointment with the agents.

Special Notes

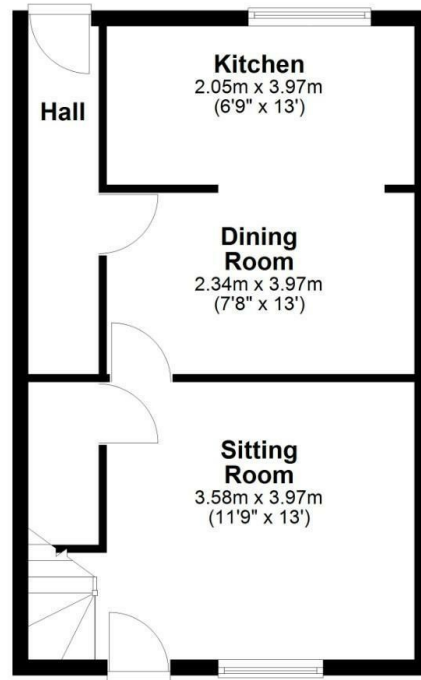
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





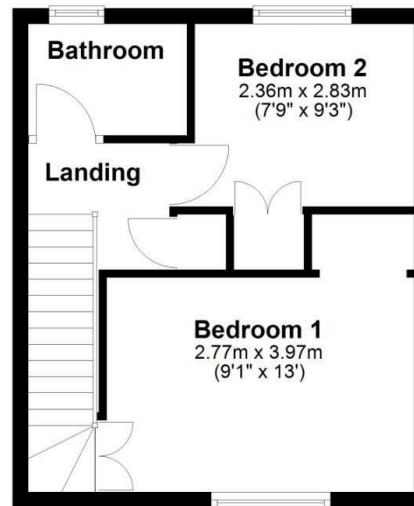
Ground Floor

Approx. 40.7 sq. metres (437.7 sq. feet)

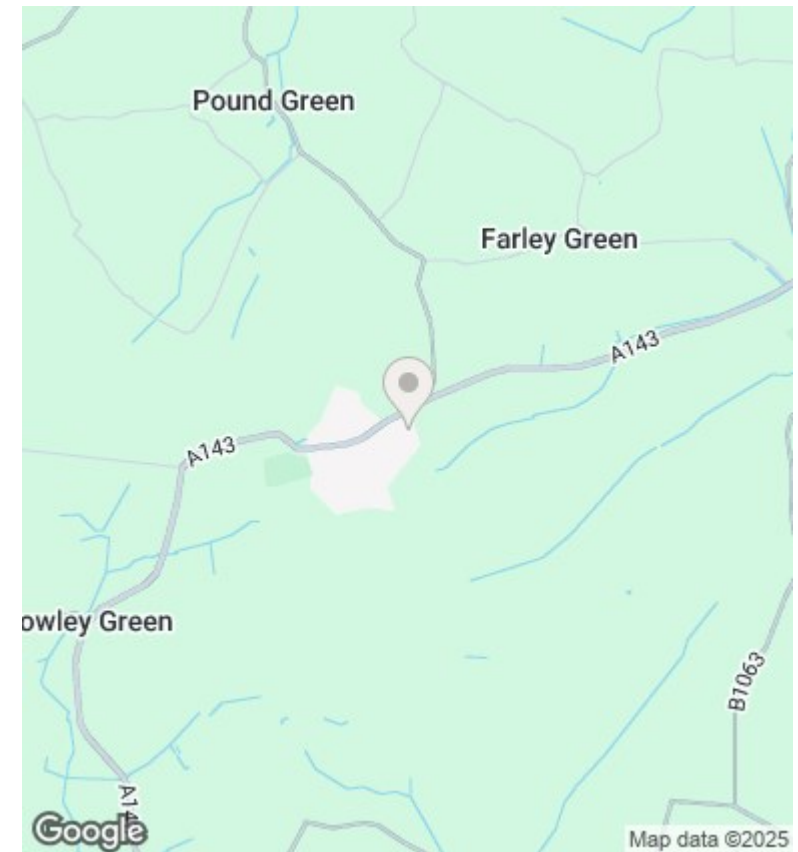


First Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



Total area: approx. 70.7 sq. metres (761.1 sq. feet)



Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.