



**32 King Edward VII Road**  
**Newmarket, Suffolk CB8 0EU**  
**Guide Price £350,000**

## 32 King Edward VII Road, Newmarket, Suffolk CB8 0EU

An established and modernised semi-detached family home set on a sizeable and generous size plot and positioned on the outskirts of the town centre.

Accommodation includes an entrance hall, living room, newly fitted kitchen/dining room, three good size bedrooms and a family bathroom. Benefiting from gas fired central heating and double glazing.

Complete with ample off road parking to the front plus a good size rear garden with paved patio/seating area and superb decked seating area ideal for home entertaining.

Viewing is absolutely essential.

EPC (D)

### Entrance Hall

With staircase rising to the first floor, under stairs storage.

### Sitting Room 11'1" x 16'4" (3.40m x 5.00m)

With windows to the front and rear aspects, fireplace housing gas fire.

### Kitchen/Dining Room 17'1" x 11'3" (5.21m x 3.45m)

Fitted with a range of eye level and base storage units with work top surfaces over and inset kickboard lighting, inset stainless steel sink unit with drainer and mixer tap over, space for cooker, space and plumbing for washing machine, space and plumbing for dishwasher, breakfast bar, ample room for dining table and chairs, underfloor heating, cupboard housing gas fired combi boiler, window to the front aspect, door leading to rear.

### First Floor

With access to loft space, access and door leading through to:

### Bedroom 1 16'11" x 10'2" (5.18m x 3.10m)

With windows to the front and rear aspects.

### Bedroom 2 8'5" x 14'7" (2.59m x 4.47m)

With two windows to the front aspect.

### Bedroom 3 7'8" x 10'0" (2.34m x 3.07m)

With window to the rear aspect.

### Bathroom

With modern suite comprising of panelled bath with shower over, low level W.C, pedestal hand basin, uPVC window to rear aspect

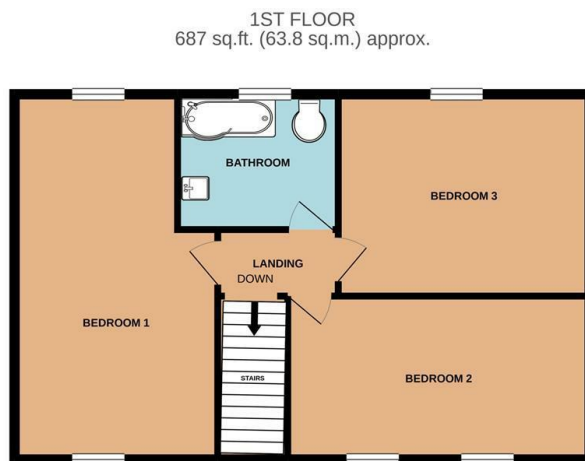
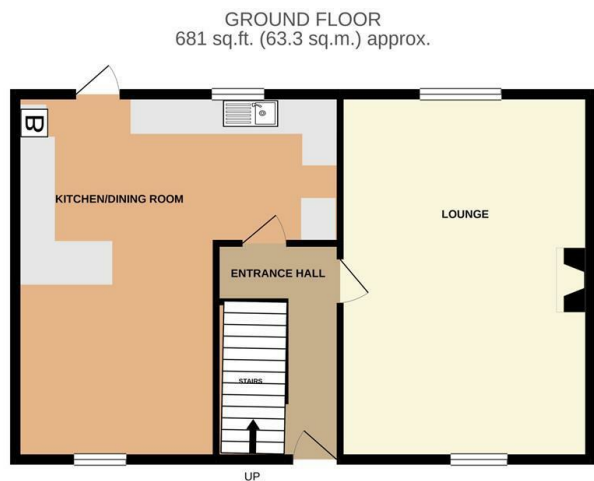
### Outside

Large enclosed front garden

predominantly laid to lawn, pathway to front door, hardstanding, gated access to rear garden.

To the rear there is a long and fully enclosed rear garden predominantly laid to lawn, patio area, pathway leading to rear, timber built garden shed, decked area with wood canopy.

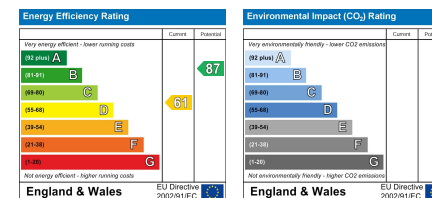
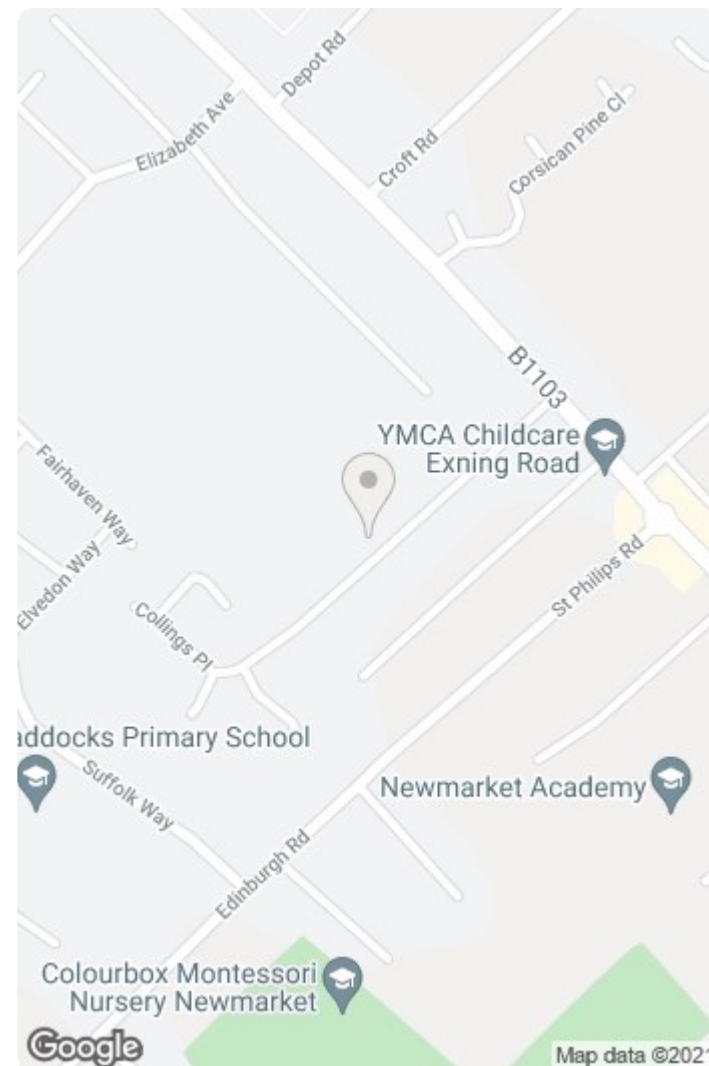




TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

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