



**Peterhouse Drive, Newmarket, Suffolk
CB8 8AT**

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23 Peterhouse Drive, Newmarket, Suffolk CB8 8AT

A well presented and spacious three double bedroom detached bungalow set in a quiet location within walking distance of the station. EPC E 49. Council Tax Band D. Available Immediately.

- ENTRANCE HALL
- CLOAKROOM
- KITCHEN
- OPEN PLAN LOUNGE/DINING/KITCHEN
- THREE BEDROOMS WITH NEWLY FITTED ENSUITE TO PRINCIPAL BEDROOM
- NEWLY FITTED FAMILY BATHROOM
- GARDENS
- GARAGE WITH WORKSHOP
- GAS CENTRAL HEATING
- MINIMUM 12 MONTH LET

Rent: £1,650 PCM
Deposit: £1903



Newmarket is a unique and historic market town. It has many fine listed buildings, attractive shopping, varied recreational facilities and variety of hotels, restaurants and cafes.

ENTRANCE HALL With storage cupboard, cupboard housing boiler and radiator.

OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN:

LIVING ROOM 18'4" x 11'10" (5.60 m x 3.60 m) Dual aspect room, carpet and radiator.

KITCHEN/DINER 21'0" x 7'10" (6.40 m x 2.40 m) Dining Area with vinyl flooring, window to side, door leading to driveway and radiator.

Fitted Kitchen with range of white gloss base units and drawers with work surfaces over. Matching range of wall mounted cupboards. Single stainless steel sink and drainer with mixer tap. Built in electric single oven, electric hob with extractor over. Space for fridge/freezer. Built in pantry cupboard with shelving. Built in storage cupboard. Built in cupboard with space and plumbing for dishwasher. Window to side. Door to rear garden. Door leading to garage. Dishwasher available although Landlord will not take repair responsibility.

PRINCIPAL BEDROOM 12'2" x 9'6" (3.70 m x 2.90 m) Built in double wardrobe, window to front and radiator.

EN-SUITE SHOWER ROOM Newly fitted with enclosed shower cubicle, low level WC and wash basin with Vanity unit. Wall mounted cabinet. Wall mounted heated towel rail. Tiled floor. Window.

BEDROOM 2 9'6" x 9'2" (2.90 m x 2.80 m) Built in double wardrobe with storage cupboards above, window to rear and radiator.

BEDROOM 3 9'6" x 8'10" (2.90 m x 2.70 m) Window to rear and radiator.

BATHROOM Newly fitted with matching three piece white suite comprising white panelled bath with shower over, WC wash basin with fitted vanity unit. Wall mounted cabinet. Wall mounted heated towel rail. Tiled flooring and tiled splashbacks. Two windows.

GARAGE/WORKSHOP 15'9" x 10'6" (4.80 m x 3.20 m) Garage up and over door. Windows to rear and side, power and light and 2 x taps. Freestanding mounted Butler sink, space and plumbing for washing machine and space for tumble dryer. Door leading to rear garden.

OUTSIDE Front garden is laid to lawn. Path and gate leading to rear garden. Driveway parking leading to garage.

Rear garden is mainly laid to lawn with trees, fruit trees and shrub borders. Patio areas.

NOTES Council Tax Band D
EPC Rating E (49)
Unfortunately pets cannot be considered here.
This is a managed property.

VIEWING By appointment only with Pocock & Shaw. Tel: 01353 668091. Email: ely@Pocock.co.uk

REF JVD/6418





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.