



**Lime Garth, Snailwell Road,  
Newmarket, Suffolk, CB8 7DP  
Offers In Excess Of £600,000**

## **Lime Garth Snailwell Road, Newmarket, Suffolk CB8 7DP**

Lime Garth is a truly rare opportunity to purchase an individual, architect designed single storey home standing in the prestigious Snailwell Road and located on the cusp of the Town Centre.

Originally constructed in the late 1970's and designed to accommodate additional needs living this property enjoys spacious and extensive rooms throughout and benefits from huge scope and potential to improve and extend subject to all relevant consents.

Boasting well-presented accommodation comprising of a capacious L shaped entrance hallway leading to a WC, large sitting/dining room, kitchen, utility, three double bedrooms and family bathroom.

Externally the property enjoys private and pleasant, well stocked gardens to front and rear and is complete with a long gated driveway allowing an abundance of off road parking and in turn leading to a single garage.

For sale with no upward chain and rarely available.

EPC (D)

### **Accommodation Details**

Part glazed front door with storm porch and awning leading through to:

#### **Entrance Hall**

Spacious hallway with two windows to the front aspect, built in cupboard, radiator, access and door leading through to:

#### **Living Room 13'7" x 17'10" (4.14m x 5.44m)**

Good size room with windows to the front and side aspects (outside awning to the front window), brick built feature fireplace to the side housing coal effect electric fire, two radiators, opening leading through to:

#### **Dining Room 13'7" x 8'11" (4.14m x 2.72m)**

With window to the side aspect, access and door leading through to:

#### **Kitchen 13'3" x 9'5" (4.04m x 2.87m)**

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space for electric oven with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, vinyl flooring, radiator, window to the rear aspect with awning outside, access and door leading through to:

#### **Utility Room 13'7" x 5'2" (4.14m x 1.57m)**

With eye level and base storage units, inset sink unit, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, vinyl flooring, window to the rear aspect, part glazed door leading to the rear garden.

#### **Cloakroom 3'3" x 5'7" (0.99m x 1.70m)**

Comprising low level WC and pedestal wash hand basin, radiator, window with obscured glass to the front aspect.

#### **First Floor Landing**

Spacious landing with access to loft space, airing cupboard, access and door leading through to:

#### **Bedroom 1 12'0" x 12'5" (3.66m x 3.78m)**

With window to the front aspect, built in wardrobes, radiator.

#### **Bedroom 2 12'0" x 10'4" (3.66m x 3.15m)**

With window to the rear aspect, built in wardrobes, radiator.

#### **Bedroom 3 11'0" x 9'4" (3.35m x 2.84m)**

With window to the front aspect, radiator.

#### **Bathroom 7'4" x 6'10" (2.24m x 2.08m)**

With suite comprising panel bath, wash hand basin and low level WC, part tiled walls, radiator, window to the rear aspect.

#### **Outside - Front**

Good size frontage with gated access and sweeping driveway, remainder laid to lawn and bordered by mature hedging with a variety of mature plants/shrubs, gated access to rear garden, access to:

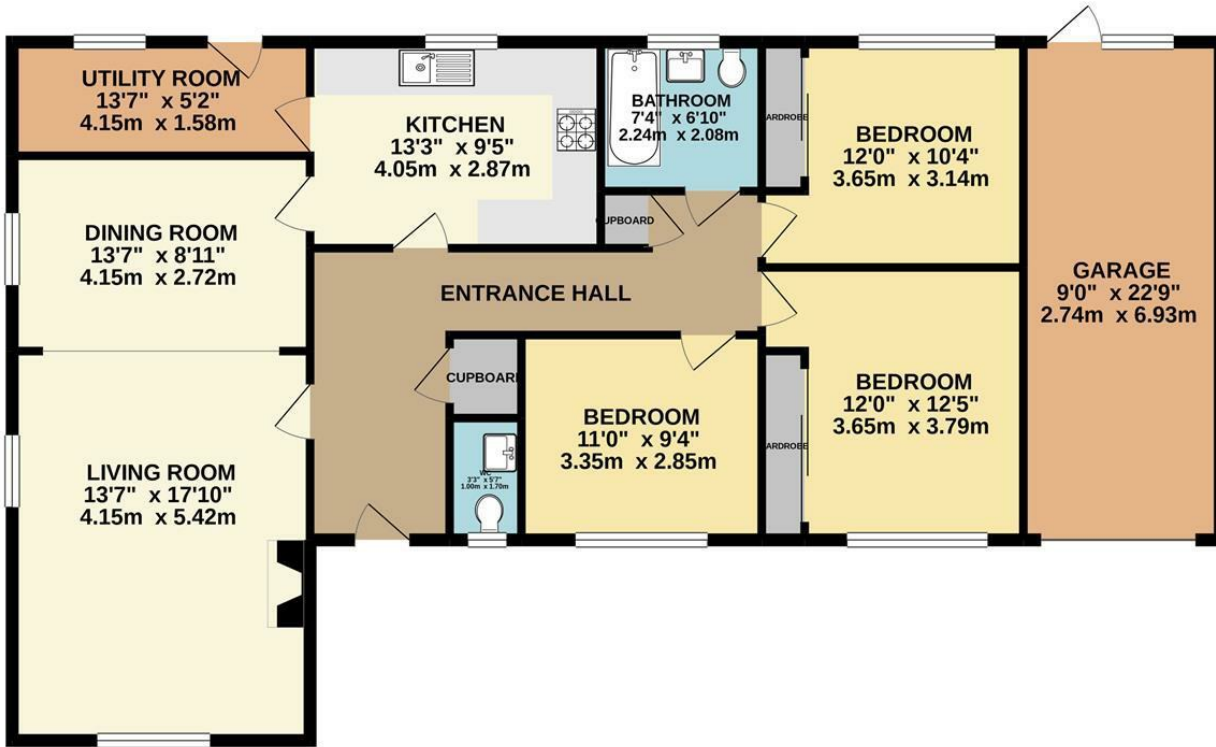
#### **Garage 9'0" x 22'9" (2.74m x 6.93m)**

Integral single garage with up and over style door, window to the rear aspect and pedestrian door leading to the rear garden.

#### **Outside - Rear**

Fully enclosed rear garden predominantly laid to lawn and planted with a variety of mature plants and shrubs, paved patio/seating area with brick built BBQ, timber built outhouse.

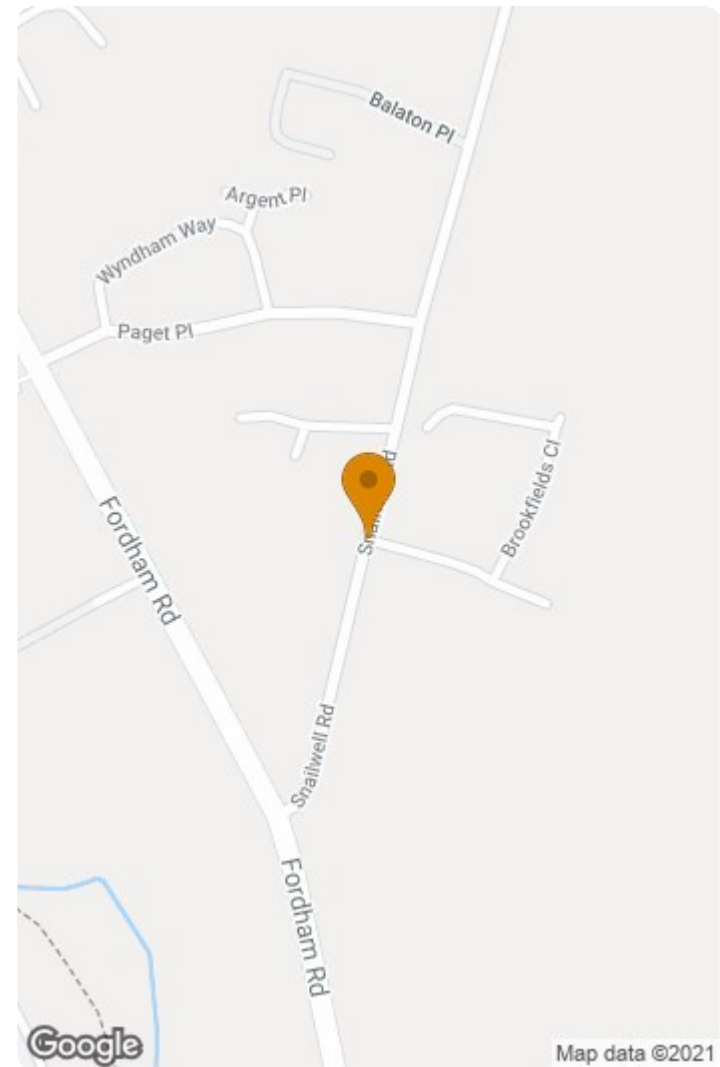
**GROUND FLOOR**  
1374 sq.ft. (127.7 sq.m.) approx.



LIME GARTH, SNAILWELL ROAD

TOTAL FLOOR AREA : 1374 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	83		

Energy Efficiency Rating scale (A-G):  
 A: 92-101 kWh/m<sup>2</sup> (Very energy efficient - lower running costs)  
 B: 81-91 kWh/m<sup>2</sup>  
 C: 69-80 kWh/m<sup>2</sup>  
 D: 55-68 kWh/m<sup>2</sup>  
 E: 49-54 kWh/m<sup>2</sup>  
 F: 41-48 kWh/m<sup>2</sup>  
 G: 31-40 kWh/m<sup>2</sup> (Not energy efficient - higher running costs)

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):  
 A: 0-10 g/kWh (Very environmentally friendly - lower CO<sub>2</sub> emissions)  
 B: 11-15 g/kWh  
 C: 16-20 g/kWh  
 D: 21-25 g/kWh  
 E: 26-30 g/kWh  
 F: 31-35 g/kWh  
 G: 36-40 g/kWh (Not environmentally friendly - higher CO<sub>2</sub> emissions)

England & Wales EU Directive 2002/91/EC

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