



**16 Malcolm Way
Newmarket, Suffolk CB8 7DX
Offers In Excess Of £525,000**

16 Malcolm Way, Newmarket, Suffolk CB8 7DX

A superbly presented and enviably positioned detached family home, enjoying paddock views.

Comprising Porch, Entrance Hall, Cloakroom, Kitchen, Sitting and Dining Rooms, Capacious Conservatory and Integral Garage. Four Bedroom and Shower Room.

Landscaped Gardens, Driveway Parking and benefitting from a Solar Panel Array.

Offered with No Onward Chain.

Council Tax Band E (West Suffolk)
EPC (C)

Accommodation Details

Porch

Door leading in to:

Entrance Hall

Part glazed door leading in, staircase rising to first floor, storage cupboard, radiator, doors and access through to:

Kitchen 13'0" x 8'8" (3.98m x 2.65m)

Fitted with a matching range of German made base and eye level storage units with working top surfaces over, one and a half bowl composite sink with drainer and Franke 4 in 1 tap with Boiling and Filtered water, upper oven - Samsung combi oven/microwave, lower oven - Miele multi-function oven, Miele warming drawer, separate Smeg 5 burner gas hob with extractor above, Miele freestanding dishwasher, space and plumbing for washing machine, integrated fridge and freezer, tiled flooring, obscured sliding glass hatch opening through to dining room, radiator, window to the rear aspect, door leading out to side passage.

Living Room 15'11" x 12'0" (4.86m x 3.68m)

Television connection point, radiator, carpeted flooring, radiators, bay window to the front aspect, part glazed double doors leading through to:

Dining Room 11'4" x 10'4" (3.46m x 3.15m)

Part glazed double doors leading in, ample space for dining table and chairs, obscured sliding glass hatch to kitchen, radiator, carpeted flooring, glazed door with windows to either side leading out to conservatory.

Conservatory 18'9" x 12'3" (5.74m x 3.75m)

Wood framed construction with pitched blue glass roof, opening skylights, fitted roof and window blinds, underfloor heating, projector connection and screen, Recess and connection for television (1454mm x 838mm), plinth and wall lighting with touch dimmers, French doors leading out to the rear garden.

Cloakroom 7'6" x 3'0" (2.29m x 0.93m)

Suite comprising low level WC, stylish glass hand wash basin with mixer tap over and storage unit under, tiled flooring, radiator, obscured window to the front aspect.

First Floor Landing

Staircase rising from first floor, airing cupboard housing media cabling, window to the side aspect, doors and access through to:

Master Bedroom 15'4" x 9'9" (4.69m x 2.98m)

Built in double wardrobes, radiator, carpeted flooring, window to the rear aspect.

Bedroom 2 11'10" x 9'9" (3.63m x 2.98m)

Built in wardrobes, touch dimmers, radiator, carpeted flooring, window to the front aspect.

Bedroom 3 7'8" x 7'7" (2.36m x 2.33m)

Built in wardrobes, radiator, carpeted flooring, window to the front aspect.

Bedroom 4 9'3" x 6'9" (2.82m x 2.08m)

Carpeted flooring, radiator, window to the rear aspect.

Shower Room 6'2" x 6'1" (1.90m x 1.86m)

Suite comprising low level WC, pedestal hand wash basin and walk in shower with ceiling mounted drench head, concealed controls and glass screen, integrated ceiling speakers, tiled walls and flooring, heated towel rail, obscured window to the side aspect.

Outside - Front

Well kept front garden with manicured hedges, plants and flowers, pathway to front door, block paved drive leading up to garage, offering off road parking, gated access to rear garden to the side of the property.

Outside - Rear

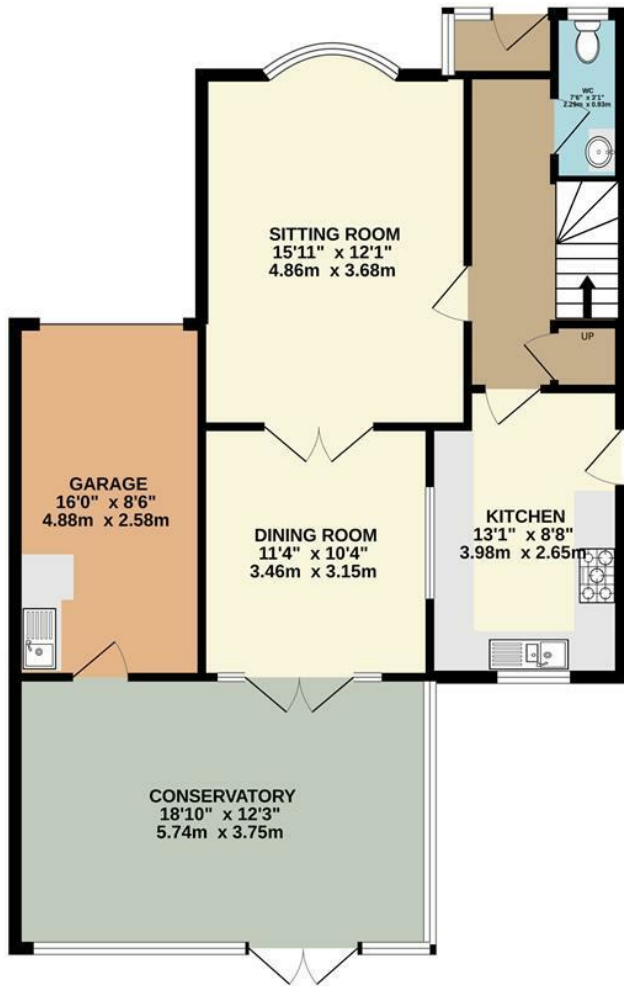
Landscaped rear garden with and array of bushes, plants and flowers, patio area for outdoor seating, timber fencing, paddock views.

Garage/Utility 16'0" x 8'5" (4.88m x 2.58m)

With up and over door, storage for mains inverter with 2 Lithium storage batteries feeding roof Solar Panel Array.

Utility area fitted with base storage units, sink with drainer, LG American Fridge and Freezer with ice maker.

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.

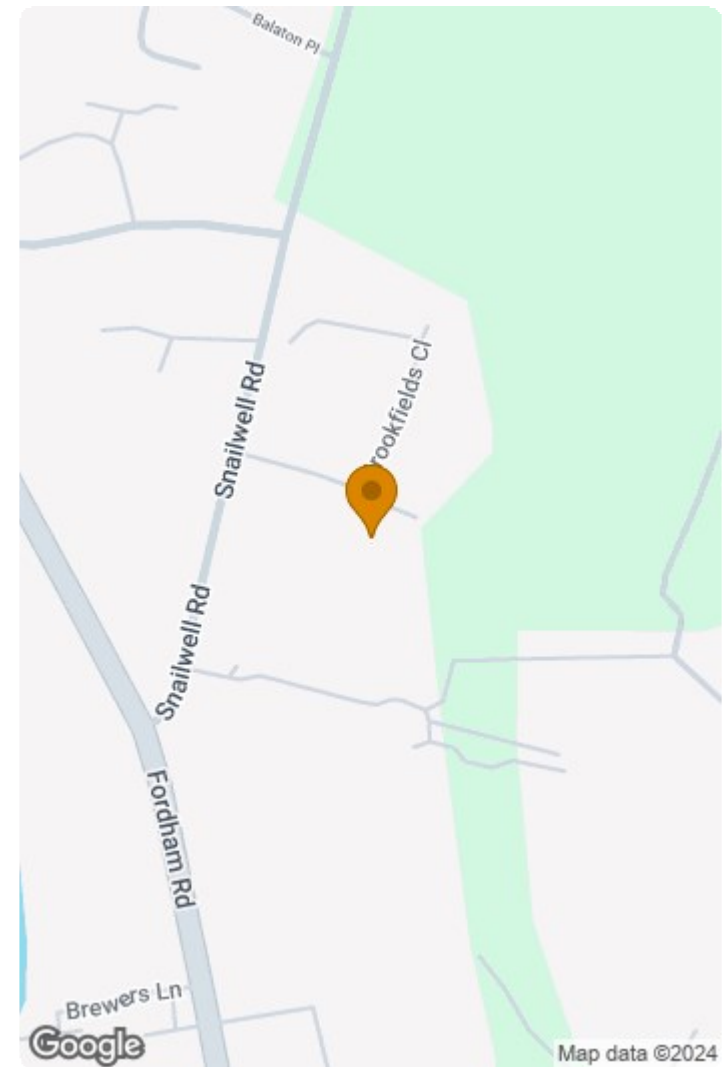


1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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.
Made with Metropix ©2022



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	89		
<p>Very energy efficient - lower running costs</p> <p>A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (82-90) B (61-81) C (45-60) D (25-44) E (13-24) F (7-12) G (1-6)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





