



**Leaders Way**  
**Newmarket, Suffolk CB8 0DP**  
**Guide Price £440,000**

## Leaders Way, Newmarket, Suffolk CB8 0DP

A hugely deceptive and cleverly extended modern detached bungalow standing on a sizeable plot and located at the end of a quiet and peaceful cul-de-sac.

Boasting spacious and versatile rooms throughout, this impressive bungalow offers accommodation to include entrance porch, hallway, generous sitting room/dining room, kitchen/breakfast room, conservatory, three good size bedrooms, bathroom with separate WC.

Superb plot backing onto Jockey Club land, DOUBLE GARAGE and enclosed rear garden.

Offered for sale with no onward chain.

### EPC (D)

#### Council Tax D (West Suffolk)

With two storage cupboards and door though to the:

#### Sitting/Dining Room 24'2" x 12'0" (7.38 x 3.68)

Generous sized living room with featured bricked mantle, TV connection point, radiators, window to the rear aspect and sliding doors through to the:

#### Conservatory 11'7" x 9'8" (3.54 x 2.97)

Laid to carpet, radiator and sliding door out to the rear garden.

#### Kitchen 18'8" x 9'7" (5.69 x 2.93)

Fitted with both eye and base level storage units with working tops over, inset stainless steel sink and drainer with mixer tap, storage cupboard, integrated oven and ceramic hob, space for fridge and dishwasher. Window to the front and side aspect, door out to the side of the property.

#### WC

Low level WC, tiled walls and obscured window to the side aspect.

#### Bathroom 5'6" x 5'6" (1.70 x 1.70)

Wash basin with vanity under, panelled bath with wall mounted

shower and glass screen, tiled walls and obscured window to the side aspect.

#### Bedroom 1 13'7" x 11'9" (4.16 x 3.60)

Double bedroom with built-in wardrobes, radiator and window to the front aspect.

#### Bedroom 2 11'10" x 9'8" (3.62 x 2.97)

Radiator and window to side aspect.

#### Bedroom 3 9'3" x 8'9" (2.84 x 2.68)

Radiator and window to the side aspect.

#### Outside - Rear

Established rear garden with extensive patio seating area and steps down to the lawn, variety of mature shrubs and flowers, timber built garden shed and side pedestrian gate.

#### Garage 21'8" x 11'10" (6.62 x 3.62)

With power and lighting and window to the rear aspect.

#### Garage 17'7" x 8'7" (5.38 x 2.62)

With power and lighting

#### Outside - Front

Bloc driveway leading to both garages, lawn area, variety of mature shrubs and flowers and side pedestrian gate.

#### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 96SQM

Parking - Garage & Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - n/a

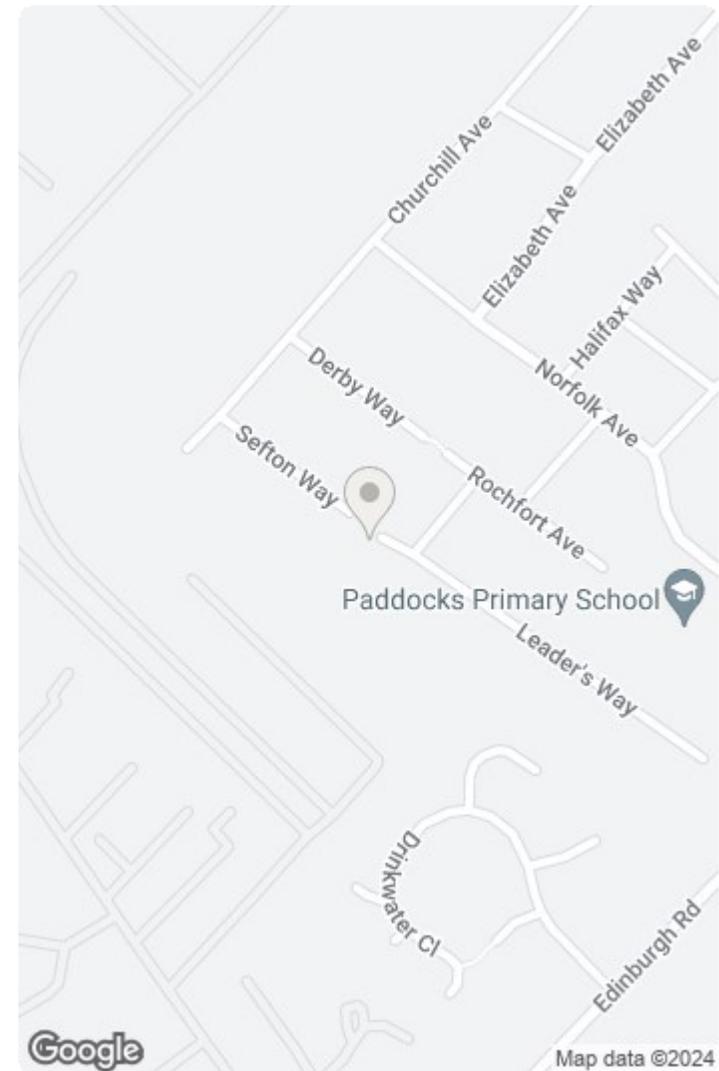
Broadband Type - Ultrafast available, Max 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of

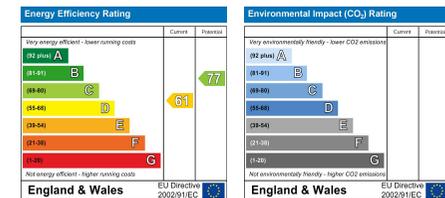


GROUND FLOOR  
1710 sq.ft. (158.8 sq.m.) approx.



TOTAL FLOOR AREA: 1710 sq.ft. (158.8 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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