



**Little Green**  
**Newmarket, CB8 9RG**  
**Guide Price £485,000**

## Little Green, Newmarket, CB8 9RG

A remarkably improved and cleverly extended semi-detached family home standing within this highly regarded and sought after village.

Rather deceptive and offering sizeable rooms this impressive property offers accommodation to include entrance hall, living room with wood burner, superb kitchen/dining room ( family room ) rear lobby/utility room, cloakroom, four bedrooms and a refitted bathroom. Benefiting from oil fired heating and double glazing.

Extensive driveway provides ample parking and a long and fully enclosed rear garden.

EPC (D)  
Council Tax C (East Cambs)

### Accommodation Details:

Fully glazed front entrance door leading through to the:

#### Porch

Window to the side aspect and door through to the:

#### Entrance Hall

Staircase rising to the first floor and door through to the:

#### Living Room 20'6" x 16'10" (6.25 x 5.14 )

Spacious living room with featured fireplace and log burner, TV connection point, radiator, laid wooden style flooring, storage cupboard, window to the front aspect and door through to the:

#### Kitchen/Diner 24'8" x 17'3" (7.54 x 5.27)

Fitted with a range of matching eye and base level storage units and wooden working tops over, ceramic sink and drainer with mixer tap with hot water and softer, range oven with

extractor hood above, kitchen island with pendant lighting, space and plumbing for a fridge/freezer and washing machine. Radiators, 2 skylight windows, windows to the rear aspect and French doors out to the rear garden.

#### Utility Room 9'11" x 7'10" (3.04 x 2.40 )

Ceramic sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, window and door to the side aspect.

#### WC 5'10" x 2'11" (1.80 x 0.90)

Concealed WC, wash basin with vanity cupboard under and radiator.

#### First Floor Landing

With access through to the bedrooms and bathroom.

#### Bedroom 1 14'6" x 9'3" (4.42 x 2.83)

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

#### Bedroom 2 11'2" x 8'11" (3.42 x 2.74)

Double bedroom with radiator and window to the rear aspect.

#### Bedroom 3 11'4" x 7'10" (3.47 x 2.40 )

Double bedroom with radiator and window to the rear aspect.

#### Bedroom 4 9'3" x 7'10" (2.83 x 2.40)

Radiator and window to the front aspect.

#### Bathroom 8'7" x 7'10" (2.62 x 2.40 )

Luxury fitted bathroom suite comprising of a low level WC, wash basin with vanity cupboards under, p-shaped bath with wall mounted shower and glass screen, obscured window to the rear aspect.

#### Outside - Rear

Mostly laid to lawn fully enclosed garden enclosed by mature hedging. Paved patio area with outdoor lighting, timber built garden shed and side pedestrian access.

#### Integral Garage 13'3" x 6'8" (4.05 x 2.05)

Electric garage door, power and lighting, pedestrian door through to the utility room.

#### Outside - Front

Well-presented, laid to lawn frontage with driveway providing off-road parking for 3/4 cars. Side access through to the rear garden.

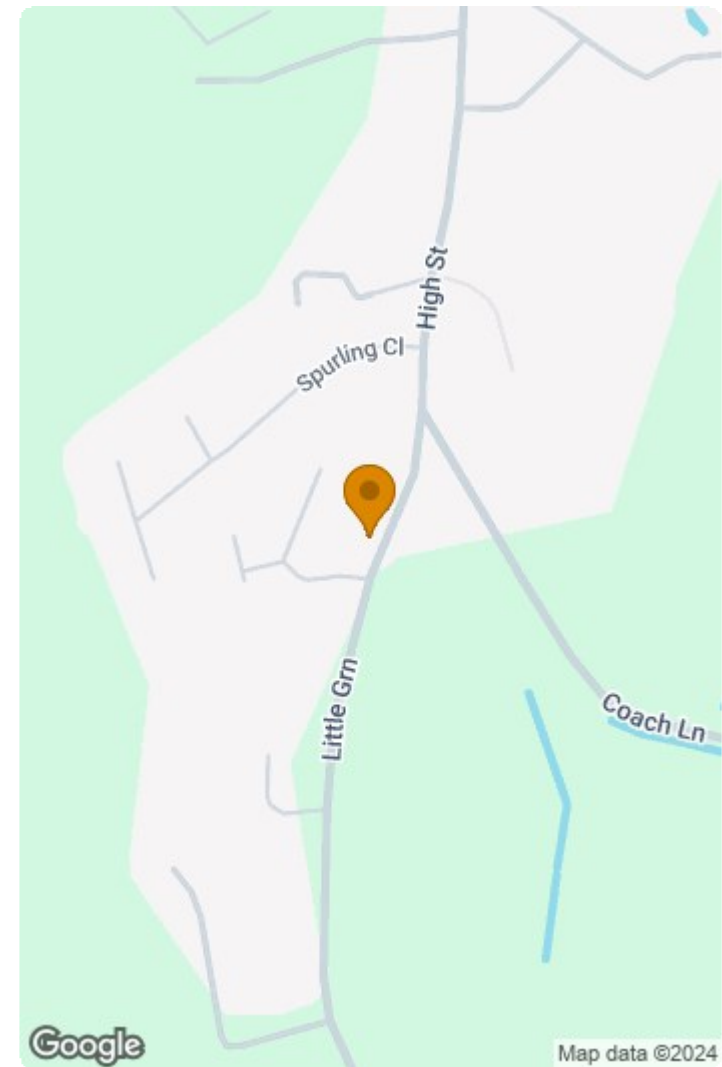
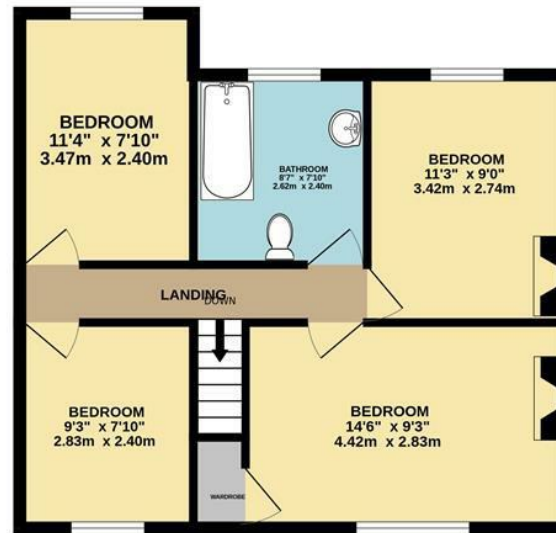
#### PROPERTY INFORMATION:

Maintenance fee - n/a  
EPC - D  
Tenure - Freehold  
Council Tax Band - C (East Cambridgeshire)  
Property Type - Semi-Detached  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 130SQM  
Parking – Driveway & Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Oil  
Broadband Connected - TBC  
Broadband Type – Superfast Available download 80 Mbps upload 20 Mbps  
Mobile Signal/Coverage – Good  
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
956 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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