



Centre Drive
Newmarket, Suffolk CB8 8AP
Guide Price £548,000

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A detached family home superbly set towards the end of a no-through road and enjoying magnificent gardens to rear.

Rather deceptive and offering well proportioned rooms throughout, this property offers accommodation to include entrance hall, living room/dining room, study/bedroom 5, sun room/garden room, utility room/cloakroom, four bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers an extensive driveway, two car tandem garage, carport and substantial fully enclosed rear garden, extensive sheds and outbuildings, stable, and a quarter acre paddock providing a wonderful addition to the property.

Council Tax D (East Cambs)
EPC (E)

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

With spiral staircase leading up to the first floor, radiator and door through to the:

Living Room 23'11" x 11'10" (7.29 x 3.63)

Generous sized living room with featured open bricked fireplace, dining area, TV connection point, radiator, windows to the side and rear aspect.

Kitchen 11'1" x 9'11" (3.40 x 3.03)

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap, built-in oven with four-ring gas

burner hob, space for fridge/freezer and dishwasher. Windows to the side and rear aspect and door through to the:

Sun Room 16'5" x 10'2" (5.01 x 3.11)

With gas heaters, window and external doors to the side aspects and sliding door out to the rear garden.

Utility Room/ Cloak Room 8'11" x 6'11" (2.73 x 2.11)

Low level WC, pedestal wash basin, boiler, space for washing machine, storage cupboard and obscured window to the side aspect.

Study/Bedroom 5 9'6" x 8'11" (2.91 x 2.73)

Radiator and window to the side aspect.

Bathroom 8'11" x 6'5" (2.73 x 1.97)

Three piece bathroom suite comprising of a low level WC, wash basin, panelled bath with shower attachment, part tiled walls, radiator and obscured window to the side aspect.

Bedroom 2 13'5" x 10'6" (4.10 x 3.21)

Double bedroom with built in storage cupboard and dressing table, radiator and window to the front aspect.

Bedroom 4 11'11" x 8'11" (3.64 x 2.73)

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

First Floor Landing

Bedroom 1 22'6" x 9'10" (6.88 x 3.00)

Large sized bedroom with electric storage heater, balcony doors over looking the rear garden.

Bedroom 3 12'0" x 11'11" (3.66 x 3.64)

Double bedroom with eaves storage, electric storage heater and window to the front aspect.

Outside - Rear

Established rear garden mostly laid to lawn with a extensive paved patio seating area and bricked garden sheds. A quarter acre enclosed paddock with stable and further outbuildings, well stock by a variety of mature trees and shrubbery.

Outside - Front

Bloc paved driveway proving ample off-road parking.

Garage

Two car tandem garage with double doors to the front and up and over door to the rear, inspection pit, carport, external door and two windows to the side aspect

PROPERTY INFORMATION:

Maintenance fee - N/A

EPC - E

Tenure - Freehold

Council Tax Band - D (East Cambridgeshire)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 158 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

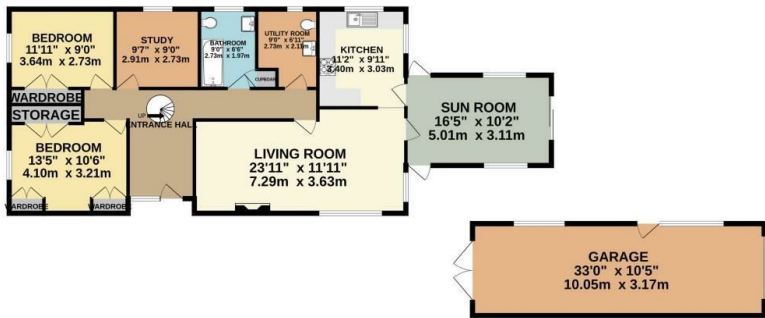
Broadband Type – Ultrafast available,

1000Mbps download, 220Mbps upload

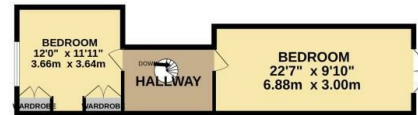
Mobile Signal/Coverage – Good

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

GROUND FLOOR
1529 sq.ft. (142.1 sq.m.) approx.

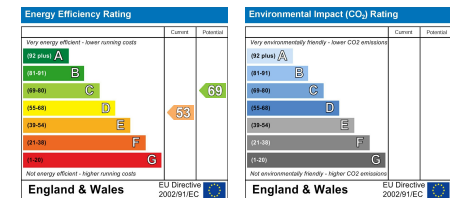


1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1973 sq.ft. (183.3 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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