



Edinburgh Road, Newmarket, Suffolk CB8 0QD

Offers In Excess Of £425,000



Morris Armitage

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A rare opportunity to purchase a detached family home standing within a generous size plot and enjoying some delightful mature gardens to the rear.

Offering huge scope and potential, this established home has been extended by the current owners and boasts accommodation to include an entrance porch, entrance hall, cloakroom, living room, dining room, utility room, kitchen, three sizeable bedrooms and a family bathroom.

Complete with a beautiful and fully enclosed rear garden with extensive driveway and garage facilities.

Viewing is highly recommended.

Accommodation Details

With glazed door leading through to:

Entrance Porch

With window to the front aspect, built in storage cupboard, coat hanging space, door leading through to:

Entrance Hallway

With staircase rising to the first floor, radiator,

Living Room 18'2" x 14'11" (5.54m x 4.55m)

Dual aspect room with window to the rear and side aspects and sliding patio doors leading to the rear garden, feature fireplace to the side, TV aerial connection point, two radiators.

Dining Room 11'9" x 10'5" (3.58m x 3.18m)

With sliding patio doors leading to the rear garden, radiator. sliding door leading to:

Inner Hallway

With window to the rear aspect, door to the side aspect, door to the utility, and sliding doors leading through to the garage and:

Kitchen 12'0" x 8'3" (3.66m x 2.51m)

Fitted with a range of eye level and base storage units with marble effect working top surfaces over, built in eye level double oven, separate hob with extractor over, space for fridge/freezer, inset sink unit, tiled splashbacks, window to the side aspect, radiator.

Utility Room 7'9" x 6'1" (2.36m x 1.85m)

Base storage units with working top surface over, inset sink unit, space and plumbing for washing machine, built in storage cupboard, window to the front aspect.

Cloakroom

Comprising low level WC and wash hand basin, picture window to the entrance hall.

First Floor Landing

With window to the front aspect, access to loft space, airing cupboard, door leading through to:

Bedroom 1 11'10" x 11'9" (3.61m x 3.58m)

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

Bedroom 2 11'9" x 11'4" (3.58m x 3.45m)

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

Bedroom 3 9'10" x 6'1" (3.00m x 1.85m)

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

Bathroom 6'1" x 5'8" (1.85m x 1.73m)

With suite comprising panel bath with mixer tap/shower attachment, pedestal wash hand basin and low level WC, part tiled walls, radiator, windows to the front and side aspects.

Outside - Rear

Mature rear garden predominantly laid to lawn and bordered by mature hedging, paved patio/seating area, outside lighting.

Outside - Front

Enclosed, large front garden laid to lawn with box hedging to one side and mature plants/shrubs to the front of the property, long driveway with dividing wall to the side leading to:

Garage 16'6" x 8'3" (5.03m x 2.51m)

With up and over style door, power and lighting, outside security lighting.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - F

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Link Detached

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 113 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

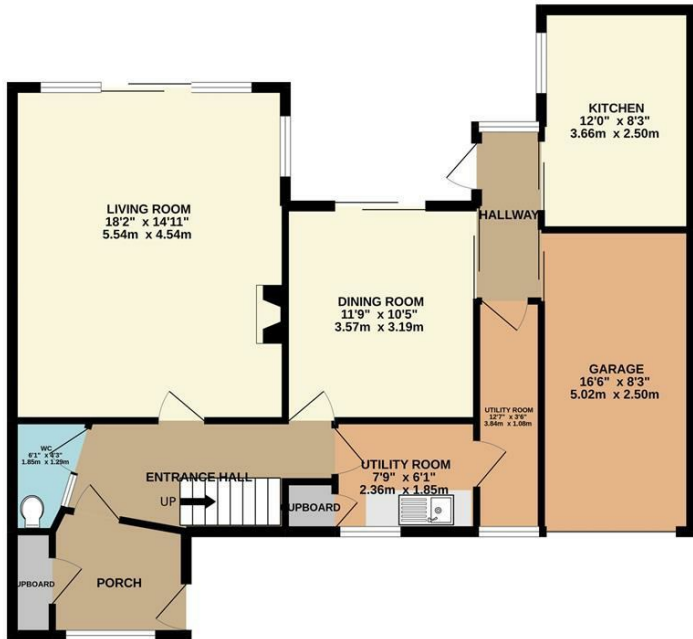
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

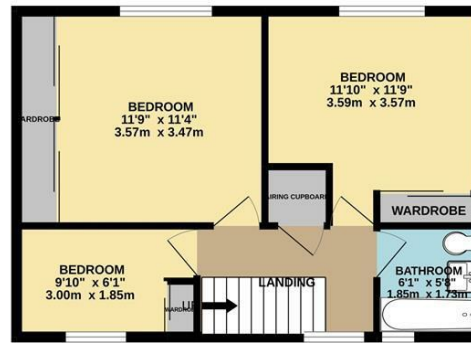
None that the vendor is aware of



GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.

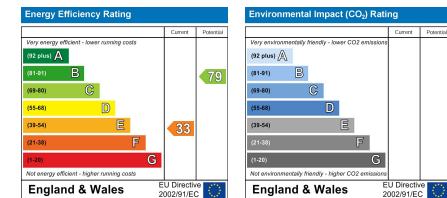
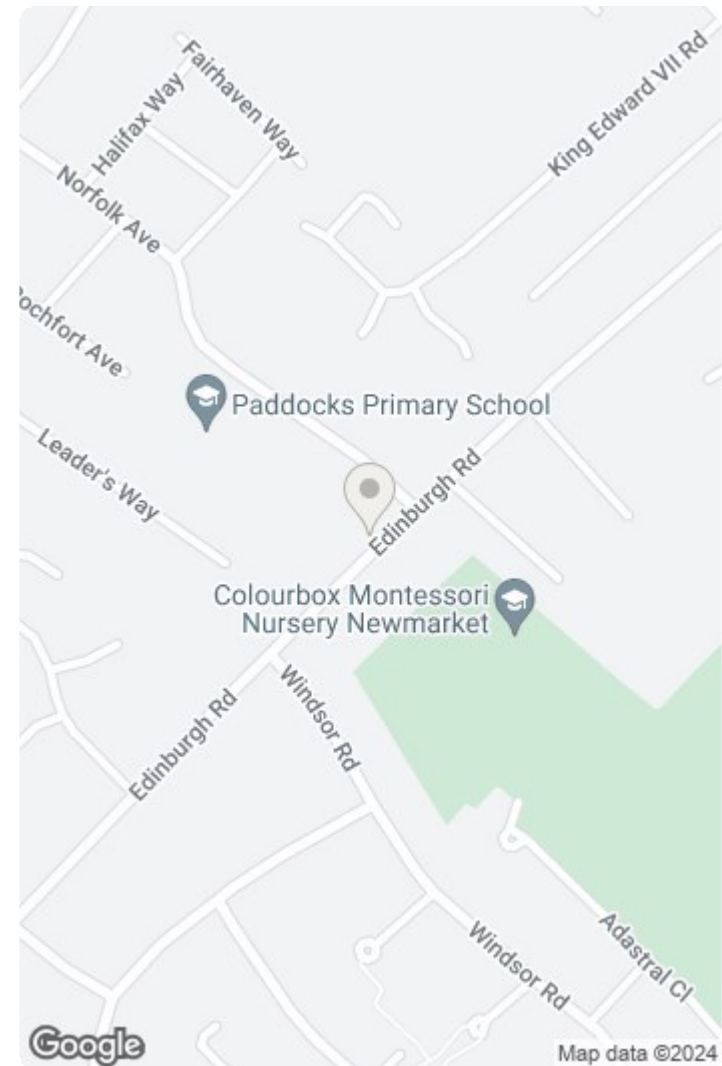


1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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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