



Manderston Road, Newmarket, Suffolk CB8 0NS

Offers In Excess Of £400,000

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This deceptively spacious three bedroom bungalow is offered for sale with NO ONWARD CHAIN and is located on the corner of Princess Way within easy reach of Newmarket town centre.

Beautifully presented and updated throughout, the generous and flexible accommodation includes an entrance hall, living room, kitchen, sun room, garden room, three bedrooms (with en-suite to the master) and a family bathroom.

Externally, the corner plot offers a wrap around garden with ample parking both to the front and side together with private and well presented enclosed patio garden areas to the rear.

A must to view to appreciate the space this home provides.

Entrance Hall

Spacious entrance hall with fully glazed door. Wood effect flooring. Doors leading to Living Room, Kitchen, Bathroom, Bedrooms 2 & 3 and storage cupboard.

Kitchen 10'11" x 10'0" & 14'2" x 7'8" (3.35m x 3.06 & 4.34m x 2.36m)

Modern kitchen with a range of white eye and base level cupboards with contemporary work tops over, continuing through arched opening leading to further eye and base level cupboards of the same style. Stainless steel 1 1/2 bowl sink and drainer with mixer tap over. Built-in eye-level double oven. Inset gas ring hob with stainless steel and glass extractor over and glass splashback. Arched opening leading to storage cupboard and door to utility area/rear porch. Doors leading to utility area, dining/sun room and entrance hall. Wood effect flooring throughout. Downlighters. Window overlooking rear garden. Wall mounted radiator.

Conservatory 7'8" x 6'8" (2.36m x 2.04m)

Conservatory with doors leading to rear garden, living room and kitchen. Attractive lino flooring. Currently used as dining room.

Lobby/Utility

Lobby area with door to rear garden.

Living Room 25'6" x 10'4" (7.78m x 3.15m)

Light and spacious living room. Wood effect flooring. Brick fireplace with tiled hearth. Dual aspect windows overlooking the front and rear. French door leading to dining area/sun room. Radiator. Fully glazed door leading to entrance hall. Door leading to master bedroom.

Master Bedroom 18'9" x 9'0" (5.74m x 2.76m)

Spacious double bedroom with built-in wardrobes providing ample storage. Wood effect flooring. Ladder style radiator. Downlighters. Opening to en suite wet room. Doors leading to garden room and entrance hall.

Garden Room 9'0" x 6'8" (2.76m x 2.04m)

Light, versatile space. Attractive lino flooring. Doors leading to bedroom and rear garden. Dual aspect windows to the side and rear garden.

Wet Room 9'0" x 5'11" (2.76m x 1.82m)

Contemporary wet room with white suite comprising low level WC, freestanding bath with mixer tap and shower attachment over, inset hand basin with mixer over. Built-in base level cupboards with a composite work top over. Wall tiled throughout. Attractive lino flooring. Door leading to bedroom.

Bedroom 1 12'11" x 10'0" (3.95m x 3.06m)

Spacious bedroom with triple aspect windows overlooking both sides and front. Built-in wardrobe. Door to entrance hall.

Bedroom 2 8'11" x 8'2" (2.74m x 2.50m)

Good sized room with window to the rear aspect. Door leading to entrance hall.

Bathroom 12'2" x 5'11" (3.72m x 1.82m)

White suite comprising low level W.C., hand basin with tap over, bath, walk-in shower cubicle. Obscured window to side aspect. Doors to airing cupboard and entrance hall.

Outside - Front

The property is approached via a spacious, block paved driveway offering

more than ample off street parking. Further front garden laid to lawn, wrapping around the property on to Princess Way, leading to further off street parking with car port.

Outside - Rear

Mainly laid to patio with bordered beds and some mature shrubs. Fully enclosed. Garden shed. Door to garage

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

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 - 105 SQM

Parking -

Electric Supply - Mains

Water Supply - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available,

1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

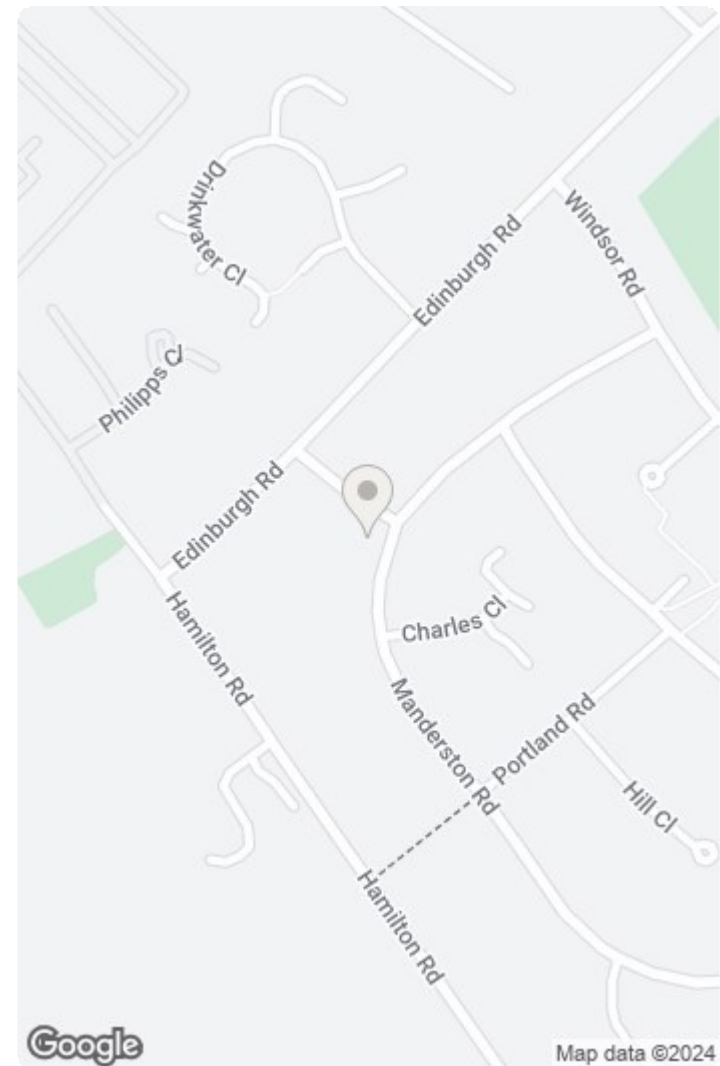
None that the vendor is aware of



GROUND FLOOR



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
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		69	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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