



**MA**  
Morris Armitage  
01638 560221  
www.morrisarmitage.co.uk  
**for sale**

**St. Johns Avenue**  
**Newmarket, CB8 8DE**  
**Guide Price £550,000**

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## St. Johns Avenue, Newmarket, CB8 8DE

A modern and detached family home standing within this sought after development and enjoying a tremendous corner plot with sizeable gardens.

Offering huge scope for extension, this property offers generous size rooms including spacious entrance porch, entrance hall, living room/dining room, kitchen/breakfast room, cloakroom, four good size bedrooms (en suite to master) and a family bathroom.

Externally the property offers double garage, extensive driveway and superb gardens.

No chain – viewing highly recommended.

EPC (C)  
Council Tax E (East Cambs)

### Accommodation Details:

Double glazed front entrance door through to the:

#### Porch

Radiator, window to the front and side aspect and door through to the:

#### Entrance Hall

With radiator, staircase rising to the first flooring with storage cupboard under and door through to the:

#### Lounge/Diner 22'4" x 19'5" (6.81 x 5.92)

Spacious L-shaped lounge/diner with TV connection point, radiators, windows to the front and rear aspect, sliding doors out to the rear garden

#### Kitchen 11'3" x 11'3" (3.45 x 3.45)

Fitted with matching eye and base level storage units and working surfaces over, tiled splashback

areas, inset stainless steel sink and drainer with mixer tap, built in oven, gas fired hob and microwave, space for fridge/freezer, dishwasher and washing machine. Vinyl flooring, access to airing cupboard, radiator, window to the rear aspect and side external door.

#### WC 5'7" x 3'4" (1.71 x 1.03)

Low level WC, wash basin and window to the side aspect.

#### First Floor Landing

With access to the airing cupboard.

#### Bedroom 1 15'0" x 11'3" (4.58 x 3.45)

Double bedroom with two built-in wardrobes, radiator, window to the rear aspect and door through to the:

#### Ensuite 7'11" x 5'4" (2.43 x 1.64)

Three piece suite comprising of a concealed WC, wash basin with vanity cupboard under, walk-in shower with glass screen, tiled walls and window to the side aspect.

#### Bedroom 2 11'11" x 9'3" (3.64 x 2.84)

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

#### Bedroom 3 11'3" x 10'4" (3.45 x 3.16)

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

#### Bedroom 4 10'0" x 8'10" (3.07 x 2.71)

With radiator and window to the front aspect.

#### Bathroom 7'4" x 5'11" (2.25 x 1.82)

Bathroom suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, tiled walls and obscured window to the side aspect.

#### Outside - Rear

Extensive rear garden predominately laid to lawn and accompanied by a variety of mature hedging, trees and shrubs. Paved patio area wrapping around the property and leading to the pedestrian door through to the double garage.

#### Outside - Front

Sizeable driveway with ample parking leading up to the double garage, Outdoor lighting, shrubbery and side pedestrian gate.

#### Double Garage 18'6" x 17'4" (5.64 x 5.29)

Up and over door, power and lighting, window and external door to the rear.

#### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 125 SQM

Parking - Driveway & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TCB

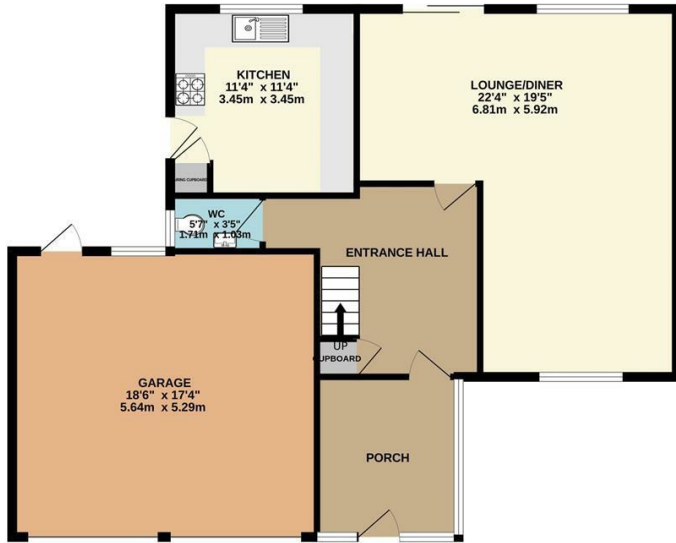
Broadband Type – Ultrafast Available Download

1000 Mbps Upload 100 Mbps

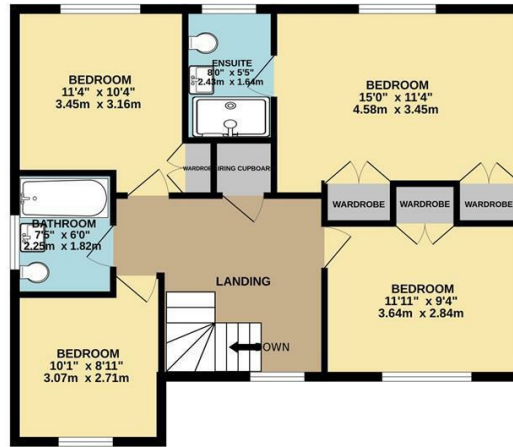
Mobile Signal/Coverage – Limited

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

GROUND FLOOR  
1023 sq.ft. (95.1 sq.m.) approx.



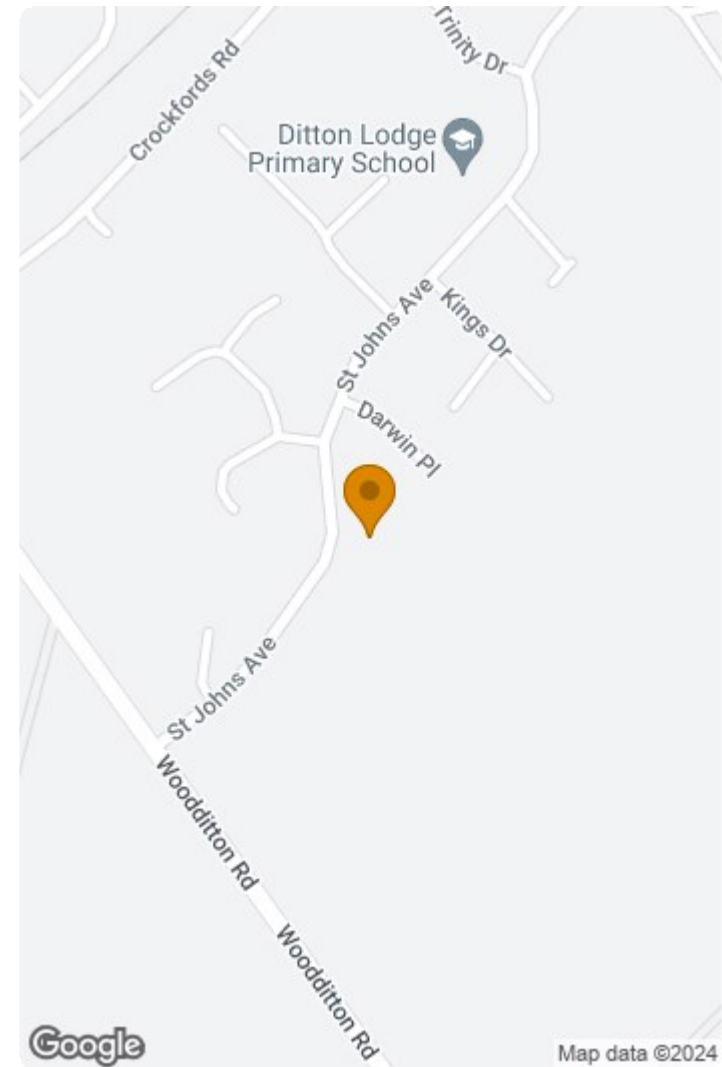
1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



67 ST JOHN AVENUE

TOTAL FLOOR AREA: 1746 sq.ft. (162.2 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
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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