



**Centre Drive  
Newmarket, CB8 8AN  
Offers In Excess Of £425,000**

**MA**  
Morris Armitage  
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**A rare opportunity to purchase an individually built detached family home occupying a generous size plot and located on the outskirts of the town centre.**

**The property offers huge scope and potential and the current accommodation boasts an entrance hall, living room with open fireplace, dining room, kitchen, utility/cloakroom area, three bedrooms and a family bathroom. Benefiting from gas fired heating.**

**Complete with an extensive driveway, detached garage and delightful mature gardens to rear providing a lovely addition.**

**Viewing is highly recommended.**

**EPC (E)**

**Council Tax D (East Cambridgeshire)**

**Accommodation Details**

Front door with storm porch leading through to:

**Entrance Hall**

Window to the front aspect and staircase rising to the first floor.

**Kitchen 11'2" x 7'4" (3.42 x 2.24)**

Fitted with a range of eye and base level storage units with working top over, inset stainless steel sink and drainer with mixer tap, tiled splash back areas, space for oven, door though to store cupboard and window to the rear aspect.

**Living Room 14'11" x 11'2" (4.56 x 3.42)**

Featured wood burner with wooden mantle, TV connection point, storage cupboard, radiator and sliding door through to the:

**Conservatory 11'0" x 8'7" (3.36 x 2.64)**

Double glazed windows around and French doors out to the garden.

**Dining Room 12'6" x 11'10" (3.83 x 3.61)**

With radiator and bay window to the front aspect.

**WC 1'4" x 2'8" (0.42 x 0.82)**

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

**First Floor Landing**

Window to the front aspect and airing cupboard.

**Bathroom 7'9" x 4'0" (2.38 x 1.24)**

Three piece suite comprising of low level WC, pedestal wash basin, panelled bath, part tiles walls and window to the rear aspect.

**Bedroom 1 11'10" x 10'2" (3.61 x 3.12)**

Double bedroom with built in wardrobes, featured fireplace, radiator and window to the front aspect.

**Bedroom 2 11'2" x 10'10" (3.42 x 3.32)**

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

**Bedroom 3 11'3" x 7'4" (3.43 x 2.24)**

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

**Outside - Rear**

Well maintained rear garden accompanied by a variety of mature trees, shrubs and flowers. Patio area, large lawn area with timber garden shed.

**Outside - Front**

Paved driveway up to the garage and laid to lawn front garden area with a variety of flowers and partly boarded by mature hedging.

**Garage 20'9" x 8'4" (6.34 x 2.55)**  
With up and over door.

**PROPERTY INFORMATION**

Maintenance fee - N/A

EPC - E

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached

Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan

Square Meters - 86

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - TBC

Mobile Signal/Coverage - Good

Rights of Way, Easements,

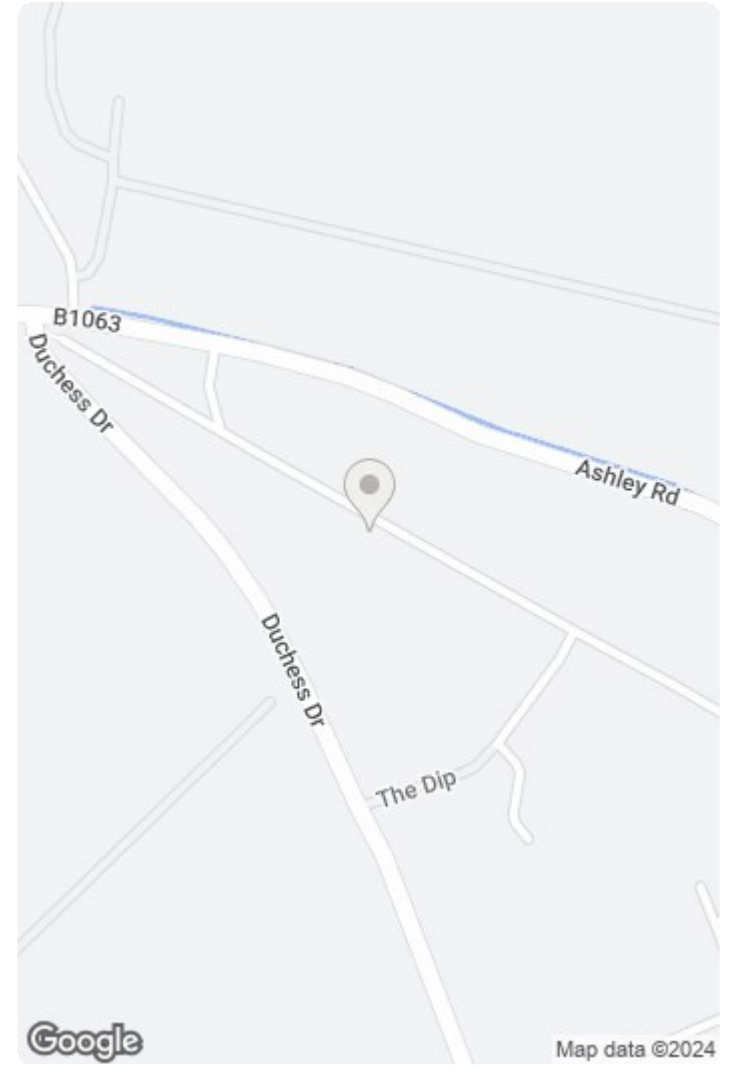
Covenants - None that the vendor is aware of



GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



22 CENTRE DRIVE, NEWMARKET

TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
82-91kWh A		83	82-91kWh A		
71-81kWh B			71-81kWh B		
61-70kWh C			61-70kWh C		
51-60kWh D		54	51-60kWh D		
41-50kWh E			41-50kWh E		
31-40kWh F			31-40kWh F		
21-30kWh G			21-30kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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