



**65 Edinburgh Road**  
**Newmarket, Suffolk CB8 0QD**  
**Guide Price £430,000**

## 65 Edinburgh Road, Newmarket, Suffolk CB8 0QD

A remarkably improved modern and detached family home standing in a generous size plot and located on the outskirts of the town centre.

Cleverly extended and offering comfortable and versatile rooms throughout, this property offers accommodation to include porch, entrance hall, living room, family/dining room, refitted kitchen, utility room, workshop, three bedrooms (en-suite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a long and extensive driveway, garage and a lovely mature garden with outbuildings and garden shed.

Viewing highly recommended.

Council Tax Band D (West Suffolk)  
EPC (D)

### Accommodation Details

#### Porch

Door leading into:

#### Entrance Hall

With staircase rising to the first floor, oak flooring, radiator, doors and access through to:

#### Living Room 14'11" x 11'3" (4.55m x 3.43m)

Feature fireplace, television aerial connection point, oak flooring, radiator, window to the front aspect, double doors leading into:

#### Family Room/Dining Room 18'10" x 17'5" (5.76m x 5.32m)

Space for dining table and chairs, storage cupboards, oak flooring, radiator, leading onto:

#### Kitchen 15'1" x 9'2" (4.62m x 2.81m)

Fitted with a wide range of wall and base level storage cabinets with timber working top surfaces over, one and a half bowl stainless steel sink with drainer and mixer tap over, built in eye level double electric oven/grill, separate induction hob with contemporary domed extractor hood above, tiled splashbacks, space and plumbing for washing machine and dishwasher, recessed ceiling lighting, tiled flooring, rooflight and window to the rear aspect providing lots of natural light.

#### Bedroom 3 10'0" x 8'0" (3.05m x 2.45m)

Built in cupboard, radiator, carpeted flooring, window to the rear aspect.

#### Utility Room 17'4" x 6'2" (5.30m x 1.90m)

Fitted with matching eye level and base storage cabinets with working top surfaces over, stainless steel sink with drainer and mixer tap over, space for under counter fridge/freezer, wall mounted combi boiler, tiled splashbacks storage cupboards, tiled flooring, door leading out to the rear garden.

#### Workshop 8'2" x 6'8" (2.50m x 2.04m)

With window to the rear aspect, door to garage.

#### Cloakroom 6'2" x 3'5" (1.89m x 1.06m)

Comprising low level WC and hand wash basin, radiator.

#### First Floor Landing

Airing cupboard, carpeted flooring, window to the side aspect, doors and access through to:

#### Bedroom 1 13'6" x 11'3" (4.13m x 3.43m)

Built in wardrobe with mirrored sliding doors, ceiling fan and light, carpeted flooring, radiator window to the front aspect, door to Ensuite.

#### Ensuite 10'7" x 6'2" (3.23m x 1.89m)

Modern four piece suite comprising freestanding bath with mixer tap over and shower handset, walk in shower with glass enclosure, concealed unit WC and hand wash basin built into vanity surround, tiled walls and flooring, recessed ceiling lights, radiator, obscured window to the front aspect.

#### Bedroom 2 11'3" x 10'6" (3.43m x 3.21m)

Built in wardrobes with mirrored sliding doors, radiator, carpeted flooring, window to the rear aspect.

#### Shower Room 6'2" x 5'5" (1.89m x 1.66)

Suite comprising low level WC, hand wash basin with storage surround and walk in shower with glass screen enclosure, tiled walls and flooring, radiator, obscured window to the rear aspect.

#### Outside - Front

Laid to lawn, paved driveway providing off road parking.

#### Outside - Rear

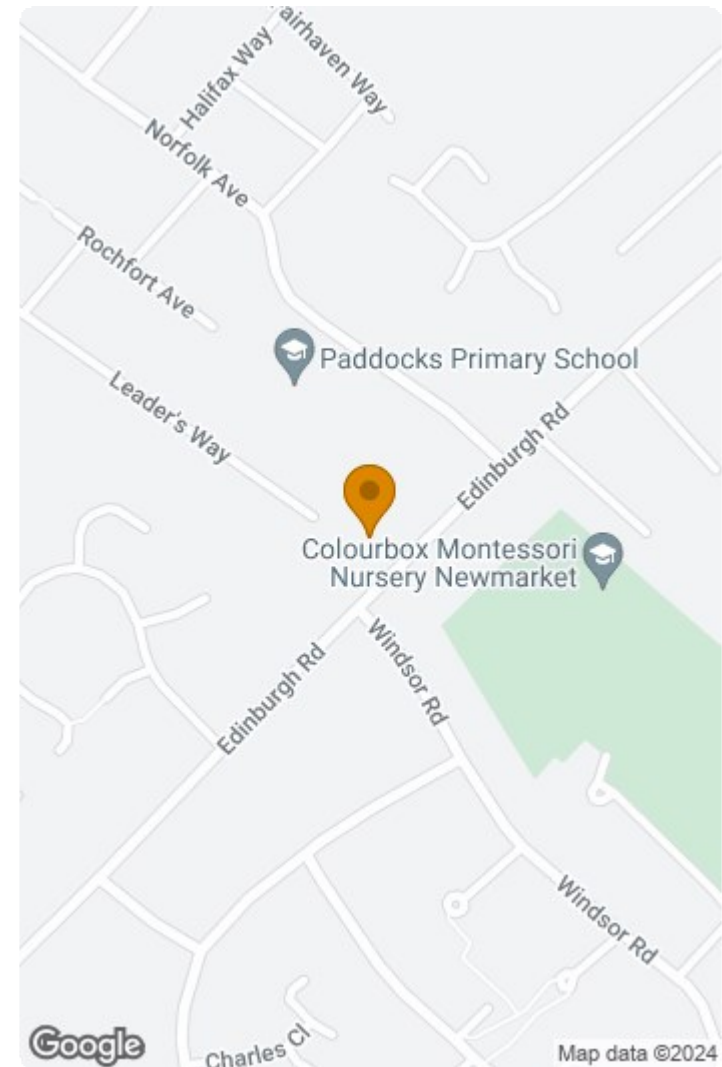
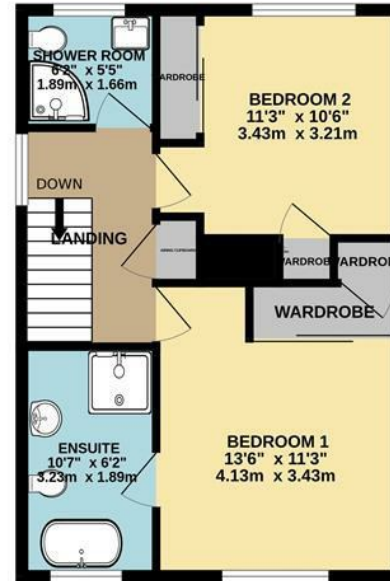
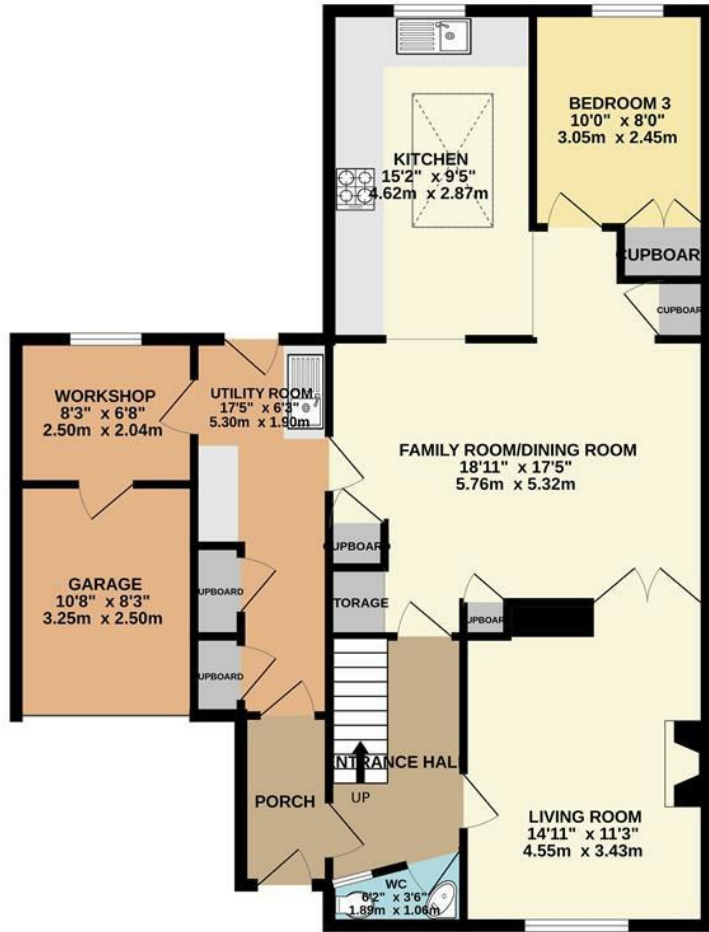
The rear garden is laid mainly to lawn with a variety of trees and shrub borders, patio area, pergola, two timber sheds and fenced surround.

#### Garage 10'7" 8'2" (3.25m 2.50m)

With up and over door, connected to power and lighting, pedestrian door through to workshop.

GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.

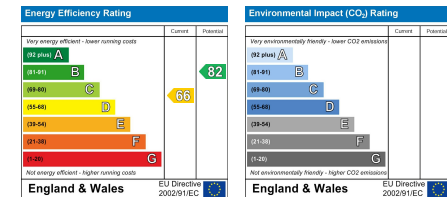
1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



65 EDINBURGH RD, NEWMARKET

TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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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