



St Albans, Newmarket, Suffolk CB8 7AJ

Guide Price £645,000



Morris Armitage

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An outstanding period property set on the fringes of the town centre and enjoying some stunning views to rear overlooking paddocks.

This impressive property and formerly a coach house offers some striking period features throughout and boasts generous size rooms. Accommodation includes entrance porch, fabulous living room with vaulted ceiling, kitchen/breakfast room, conservatory, utility room, four bedrooms (two bedrooms on ground floor) and two bathrooms.

Externally the property offers superb fully enclosed gardens to the front making a lovely addition to the house, rear terraced with views and a former detached double garage/workshop with further hardstanding providing off road parking.

Entrance Porch

Entrance porch leading to living room.

Living Room 20'0" x 17'0" (6.1m x 5.2m)

Beautifully presented room with vaulted ceiling containing Velux window. Attractive fireplace with white surround and mantle and tiled hearth. Wooden flooring. Dual aspect windows overlooking the front and rear aspects. Radiator.

Hallway

Doors leading to kitchen/breakfast room, living room, bathroom and bedroom 1. Radiator.

Kitchen/Breakfast Room 16'8" x 12'9" (5.1m x 3.9m)

Bright kitchen with wood effect flooring. Full height, base and eye level cupboards with laminate work tops. Inset stainless steel bowl sink with mixer tap over with stainless steel splash back. Built-in eye level double oven. Inset gas hob with stainless steel splash back and extractor over. Integrated dishwasher and fridge/freezer. Radiator. Window overlooking rear paddocks. French doors to conservatory. Door to hallway. Radiator.

Conservatory x 4.1m (x 1.22m.0.30m)

Sizeable conservatory with terracotta tiled flooring. French doors leading to both the kitchen/breakfast room and front garden. Radiator.

Bedroom 1 13'5" x 9'6" (4.1m x 2.9m)

Double bedroom with built-in wardrobe and cupboards. Window overlooking front aspect. Door to hallway.

Bathroom

Spacious bathroom with freestanding ball and claw style bath. Modern low level W.C., hand basin with vanity unit under. Walk-in shower cubicle. Built-in storage cupboard. Attractively tiled flooring. Half obscured sash window. Radiator. Door to hallway.

Inner Hallway

Providing ample storage with a range of eye and base level country style cupboards with laminate work top over.

Utility Room 16'0" x 9'6" (4.9m x 2.9m)

Spacious, light room with base level cupboards with wooden work top over. Ceramic butler sink. Space and plumbing for washing machine. Flagstone flooring. Dual aspect windows to rear and side. Doors to side garden, bathroom, bedroom 2 and inner hallway. Stairs leading to first floor.

Cellar 9'0 x 9'0 (2.74m x 2.74m)

Accessed from utility room.

Bedroom 2/Reception Room 12'1" x 12'1" (3.7m x 3.7m)

Currently used as a second reception room. Beautiful, light room with bay window overlooking front aspect. Doors to porch and inner hallway. Radiator

Bathroom 2

Chic bathroom with wooden plank flooring. Ball and claw freestanding bath with wall mounted shower over. Brick tiled wall. Victorian style hand basin. W.C. Radiator Windows to side aspect. Built-in storage cupboard. Door to utility room.

Landing

Doors to bedrooms 3 and 4.

Bedroom 3 4.9m x 3.0m

Charming double bedroom with dual aspect windows. Built-in wardrobes. Door to landing. Radiator.

Bedroom 4 9'6" x 8'10" (2.9m x 2.7m)

Double room with window overlooking rear aspect. Radiator. Door to landing.

Outside - Front

Delightful, private garden with manicured lawn areas, border of mature flowers and shrubs and some mature trees. Patio area outside conservatory. Pathway leading from parking area to house. Outside of the garden, driveway providing substantial parking for several cars. Double gates leading to the garden plus secure side gate for access. Brick built secure outbuilding (17.5ft x 15ft) with a variety of possible uses with window and door to driveway.

Outside - Rear

Gravelled area with attractive seating shelter and views over open countryside.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 149 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

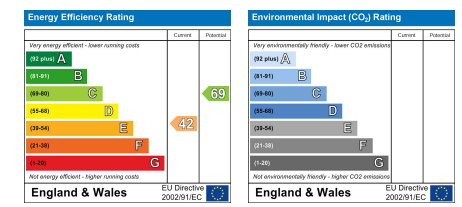
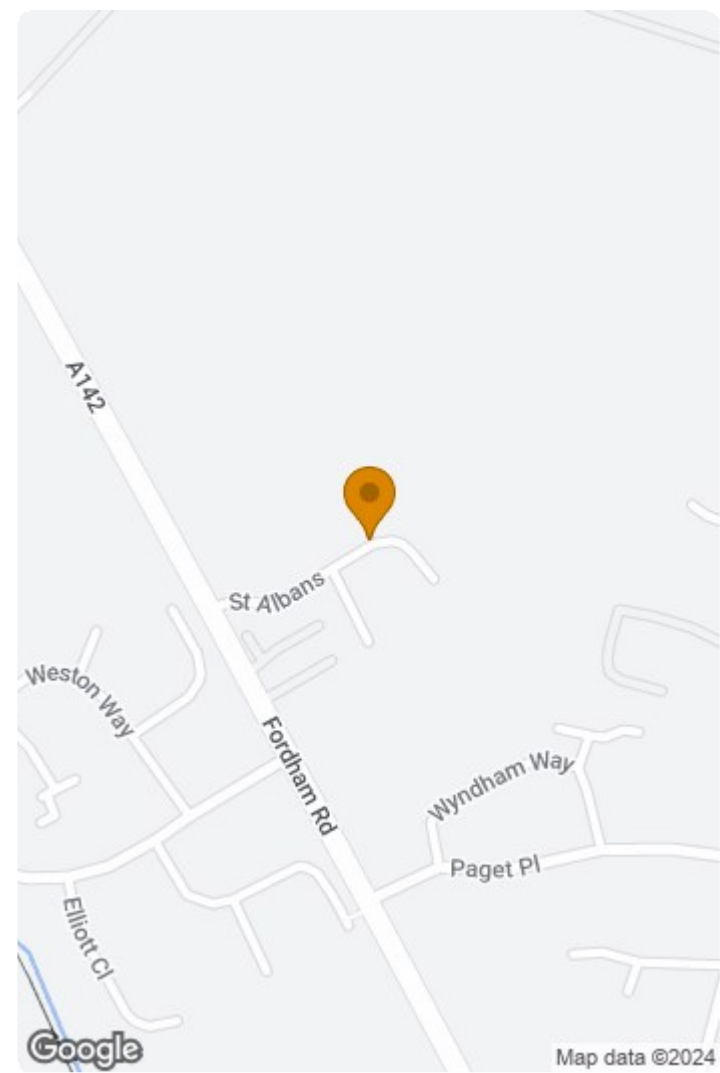
Broadband Type – Superfast available, 64Mbps download, 20Mbps upload

Mobile Signal/Coverage – Good

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



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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