



87 Burwell Road
Newmarket, Suffolk CB8 7DU
Guide Price £475,000

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A hugely improved and greatly enhanced detached family home standing at the end of this thriving village and enjoying a sizeable south facing garden.

This impressive property has been lovingly upgraded to offer accommodation to include entrance porch, entrance hall, living room, generous size kitchen/dining room, utility room, refitted shower room/cloakroom, four bedrooms and a refitted family bathroom.

Externally the property offers extensive driveway, double garage and fully enclosed rear garden.

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

Accommodation Details

Part glazed front door leading through to:

Entrance Porch

Glazed entrance porch with door leading through to:

Hallway

Laid wooden flooring, staircase rising to the first floor, built in cupboard, radiator and door through to the:

Living Room

Spacious living room with TV connection point, radiator, laid wooden flooring, window to the front aspect and double glass doors through to the:

Kitchen/Dining Room

Modern fitted kitchen with matching eye and base level storage units with wooden working surfaces over, tiled splash back areas, inset sink and drainer with mixer tap, integrated oven, four-ring electric hob with extractor hood above and dishwasher, space for fridge/freezer. Tiled flooring, door through to the utility room and window to the rear aspect.

Dining area with laid wooden flooring, pendant lighting and sliding doors out to the rear garden.

Utility Room

With eye level units and working top surface, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted boiler, tiled flooring, doors to the front and rear aspects, window to the rear aspect.

Shower Room 7'10" x 4'0" (2.39m x 1.22m)

Comprising a concealed WC, walk-in shower with glass screen, part tiled walls, tiled flooring, wooden shelving and window to the side aspect.

First Floor Landing

With window to the side aspect, access to loft space, airing cupboard, door leading through to:

Bedroom 1 13'5" x 11'3" (4.11m x 3.45m)

Double bedroom with pendant lighting, laid wooden flooring, radiator and window to the rear aspect.

Bedroom 2 12'9" x 10'11" (3.91m x 3.33m)

With radiator and window to the front aspect.

Bedroom 3 9'8" x 6'11" (2.97m x 2.13m)

With radiator and window to the rear aspect.

Bedroom 4 9'3" x 7'1" (2.82m x 2.16m)

With radiator and window to the front aspect.

Bathroom

Luxury fitted bathroom suite comprising a concealed WC, counter top basin, free standing bath and tap, part tiled walls, tiled flooring and window to the side aspect.

Outside - Front

Good size gravel frontage allowing plenty of off road parking, gated access to rear garden, access to:

Garage

Double garage with up and over style door, power and lighting.

Outside - Rear

Fully enclosed South facing rear garden predominantly laid to lawn with and bordered by mature plants/shrubs, paved patio/seating area.

Property Information:

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 100 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

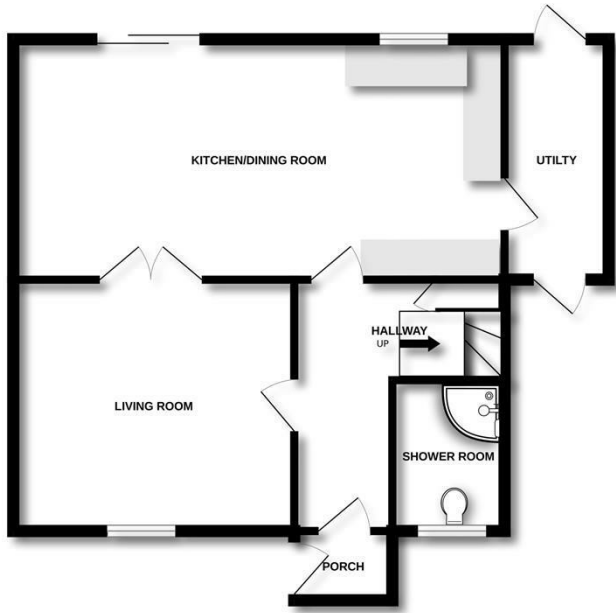
Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Limited

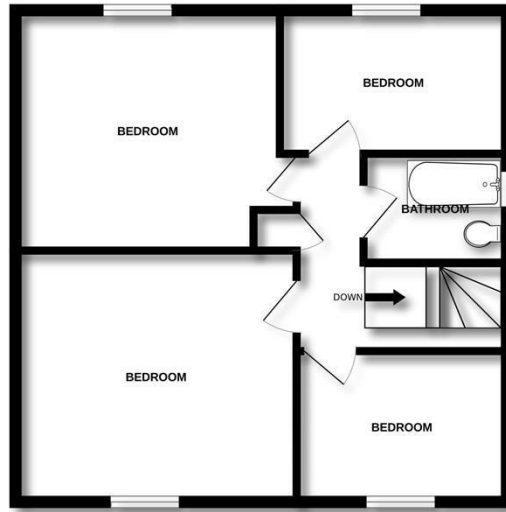
Rights of Way, Easements, Covenants - None that the vendor is aware of



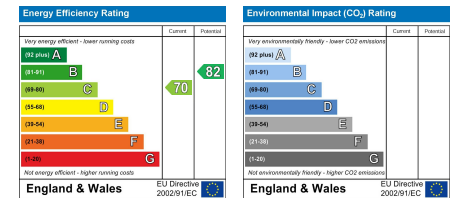
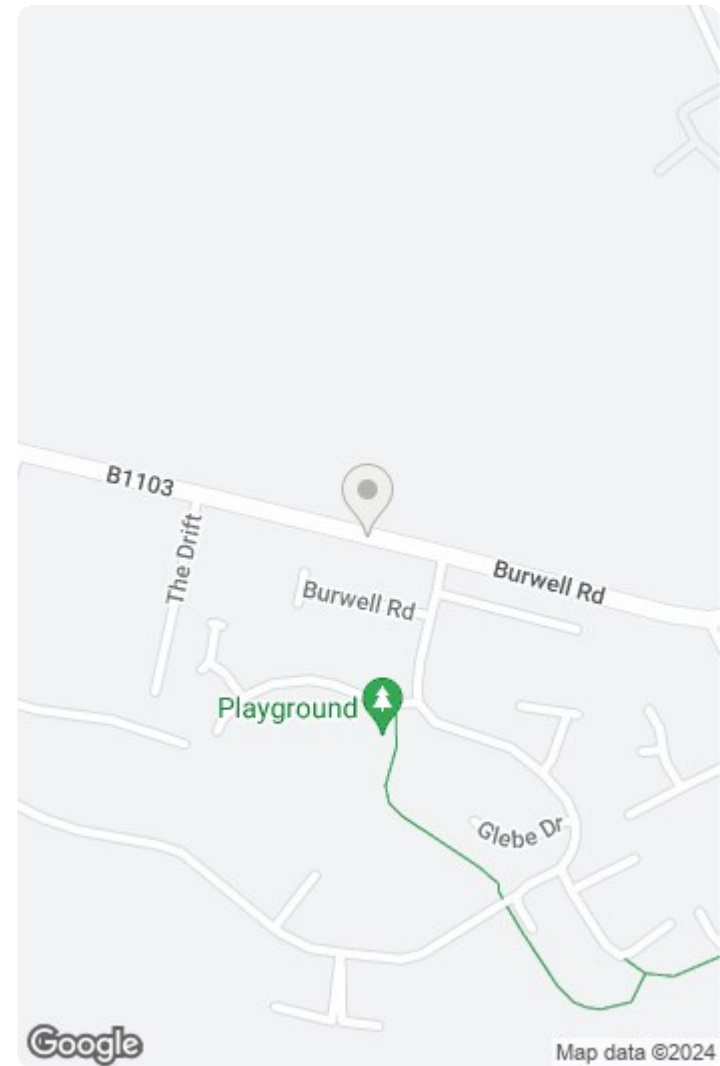
GROUND FLOOR



1ST 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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