



Centre Drive
Newmarket, CB8 8AP
£450,000

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Centre Drive, Newmarket, CB8 8AP

A modern and detached family home standing within a generous size plot and set on the outskirts of the town centre and located towards the end of a no-through road.

Rather deceptive and offering huge scope, this property boasts accommodation measuring approximately 1500 sq ft and boasts rooms to include, entrance porch, entrance hall, kitchen/breakfast room, sizeable living room, dining room, family bathroom, utility room, three bedrooms and first floor WC.

Externally the property offers lovely mature gardens with extensive driveway and front garden with a delightful and fully enclosed rear garden.

EPC (D)

Council Tax E (East Cambs)

Accommodation Details:

Glazed front entrance door through to the:

Porch

Tiled flooring and door through to the:

Entrance Hall

Laid wooden style flooring, storage cupboard, staircase rising to the first floor, window to the side aspect and door through to the:

Kitchen 14'10" x 9'4" (4.54 x 2.85)

Fitted with both eye and base level storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash back areas, five-ring gas hob and oven with extractor hood above, space for a washing machine. Tiled flooring, radiator, window to the side aspect and side external door.

Living Room 25'9" x 17'11" (7.86 x 5.48)

Spacious living room with TV connection point, radiators, sliding doors out to the rear garden and bricked archway through to the:

Dining Room 14'1" x 9'4" (4.30 x 2.85)

With window to the rear aspect.

Bathroom 12'10" x 8'11" (3.93 x 2.74)

Three piece bathroom suite comprising a low level WC, wash basin, corner bath with hand held shower attachment, enclosed shower cubicle, tiled walls and flooring and window to the side aspect.

First Floor Landing

Storage cupboard, door through to the bedrooms and WC.

Bedroom 1 15'8" x 13'8" (4.80 x 4.17)

Double bedroom with a access to the airing cupboard, integrated safe ,radiator and window to the front aspect.

Bedroom 2 12'5" x 11'10" (3.80 x 3.61)

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

Bedroom 3 8'11" x 7'8" (2.74 x 2.35)

With built in wardrobes, radiator and Velux window.

WC

Low level WC and wash basin.

Garage 11'6" x 9'4" (3.52 x 2.86)

With power and lighting

Garage 9'4" x 7'3" (2.86 x 2.23)

With power and lighting.

Outside - Rear

Well landscaped rear garden predominately laid to lawn with a variety of vibrant shrubs, flowers and tree, sizeable paved patio seating area, timber garden shed and side pedestrian gate.

Outside - Front

Extensive gravelled driveway creating ample off-road parking spaces and enclosed by mature hedging.

Property Information:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached house

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

Square Meters - 147 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1000Mbps download, 220Mbps upload

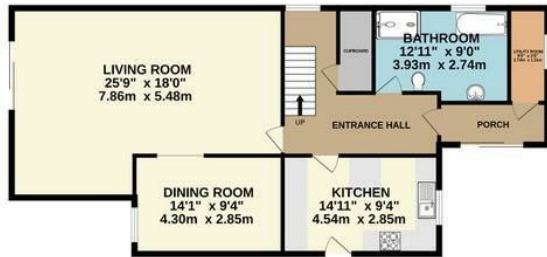
Mobile Signal/Coverage – Limited

Rights of Way, Easements, Covenants –

None that the vendor is aware of



GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.

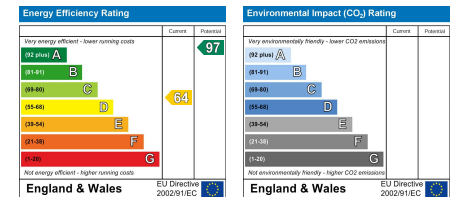
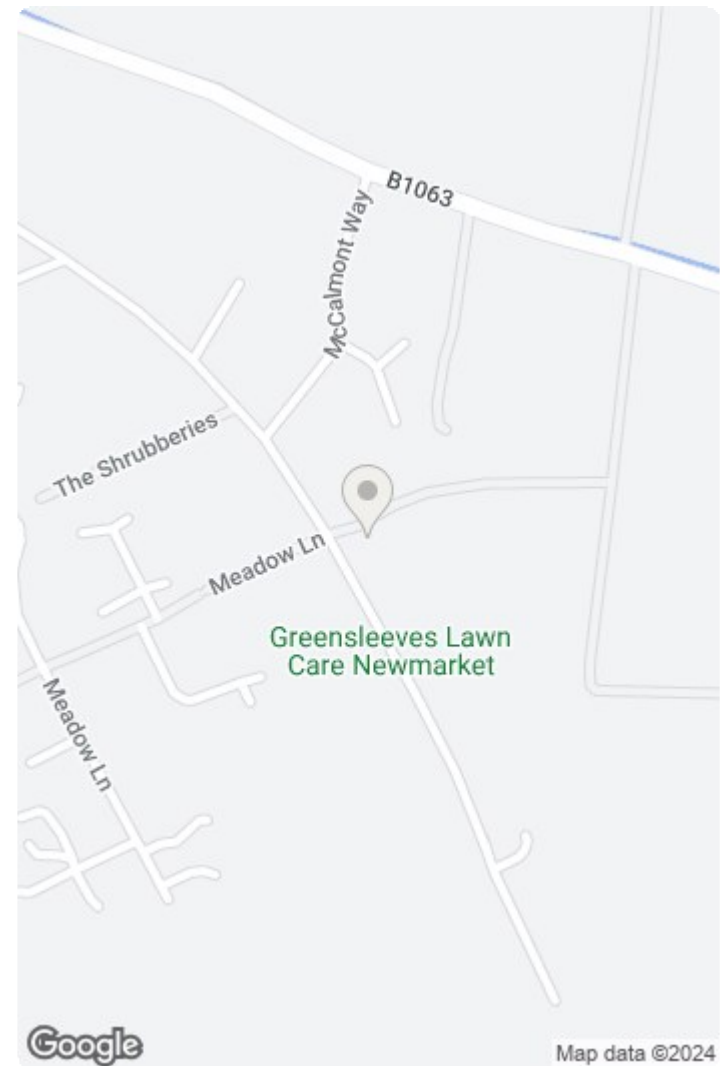


125 CENTRE DRIVE, NEWMARKET

TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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.

Made with Metropix ©2024



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

