



Arborfield Drive, Newmarket CB8 7FL

Guide Price £750,000

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Arborfield Drive, Newmarket, CB8 7FL

A superb modern and detached family home located within this select gated development and perfectly located within easy reach of an appealing range of restaurants and amenities.

This impressive property has been cleverly extended and offers a fabulous open plan kitchen/dining room with orangery, living room, dining room, utility room, cloakroom, four bedrooms (ensuite to master) and a family bathroom.

Externally the property offers separate studio/bedroom facilities with shower/WC providing a very useful additional room, detached double garage and some delightful landscaped partly walled gardens providing a lovely addition to this beautiful family home.

Entrance Hall
Oak panelled door with window and windows either side. Tiled flooring, oak staircase rising to the first floor. Doors leading to kitchen/family room, living room, dining room, utility room and cloakroom.

Kitchen
18'10" x 15'3"
Fitted with a range of country style matching eye and base level storage units with composite work surfaces over. Attractively tiled splashback to all working areas. Ceramic sink and drainer with mixer tap. Induction hob with extractor above with dresser style surround. Integrated double oven. Space for an American style fridge/freezer. Breakfast bar with pendant lighting. Tiled flooring. Window to the front aspect and opening through to the:

Family Room
16'8" x 11'7"
Spacious family room with tiled flooring, TV connection point, feature roof light, dual aspect windows to the rear aspect and French doors to both side aspects.

Living Room
18'3" x 16'1"
Beautifully present living room with attractive fireplace with white surround with mantle and marble hearth. Glass panelled door leading to entrance hall and opening to dining room.

Dining Room
16'1" x 10'0"
Spacious dining room with dual windows overlooking front aspect. Glass panelled door leading to entrance hall and opening to living room.

Utility Room
7'4" x 5'4"
A range of base level cupboards with work top over. Stainless steel sink with mixer tap over. Space and plumbing for washing machine.

WC
White suite comprising low level W.C., and hand basin with mixer tap over. Tiled flooring. Door to entrance hall.

First Floor Landing
Generous landing with doors leading to all bedrooms and family bathroom. Storage cupboard. Stairs to ground floor entrance hall.

Bedroom 1
13'11" x 11'8"
Spacious double bedroom with dual windows overlooking front aspect. Built-in wardrobes with mirrored sliding doors. Radiators. Doors leading to en suite and landing.

Ensuite
Contemporary white suite with low level W.C. with concealed cistern and inset flush, wall mounted sink with mixer tap over and vanity drawers under, generous walk-in shower with ceiling mounted shower and glass screen. Attractively tiled throughout. Ladder style radiator.

Bedroom 2
11'0" x 10'3"
Double bedroom. Window over looking front aspect. Radiator. Door leading to landing.

Bedroom 3
10'11" x 9'5"
Double bedroom with built-in wardrobes with mirrored sliding doors. Window over looking rear aspect. Radiator. Door leading to landing.

Bedroom 4
9'4" x 6'11"
Single room, currently used as a study, with built-in wardrobes with mirrored sliding doors. Window over looking rear aspect. Radiator. Door leading to landing.

Bathroom
Contemporary white suite with low level W.C. with concealed cistern and inset flush, wall mounted sink with mixer tap over and vanity drawers under, P-shaped bath with wall mounted shower over and glass screen. Attractively tiled throughout. Obscured window.

Outside - Front
Block paved driveway leading to garage and studio. Doors accessing the garage and studio separately. Access gate to the rear garden.

Outside - Rear
Generous patio area, containing a charming raised brick bed with various flowers and tree leading to a lawned area and further patio area with arbour over. Some mature shrub borders and attractive hedging to the boundary.

Garage
19'9" x 16'1"

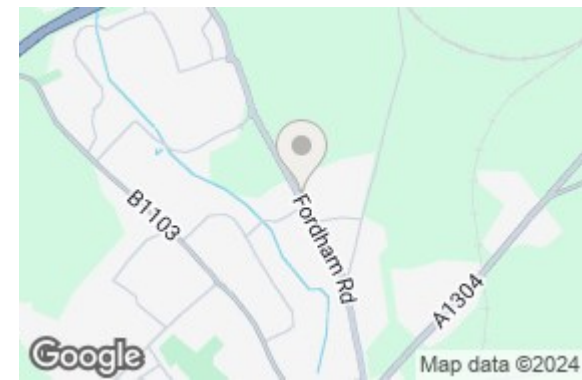
Studio
20'0" x 9'8"
Generous studio apartment. Entrance hall with doors leading to front and shower room. Modern white suite with low level W.C. with concealed cistern, pedestal hand basin and walk-in shower with wall mounted electric shower. Attractively tiled throughout. Stairs to first floor. Spacious room with stainless steel sink and drainer and mixer tap over with integrated 2 ring electric hob. Integrated Russell Hobbs microwave oven. Dual windows over looking front aspect. Wooden effect flooring. Stairs leading to ground floor.

PROPERTY INFORMATION

Maintenance fee - £500.00 per annum
EPC - C
Tenure - Freehold
Council Tax Band - F (West Suffolk)
Property Type - Detached house
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan
Square Meters - 173 SQM
Parking - Driveway and 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 - Good
Rights of Way, Easements, Covenants - None that the vendor is aware of



Approximate Gross Internal Area 2389 sq ft – 222 sq m
 Ground Floor Area 1138 sq ft – 106 sq m
 First Floor Area 688 sq ft – 64 sq m
 Annexe Ground Floor Area 357 sq ft – 33 sq m
 Annexe First Floor Area 206 sq ft – 19 sq m



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	84		

Energy Efficiency Rating
 Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 (81-91) A
 (69-80) B
 (55-68) C
 (39-54) D
 (21-38) E
 (1-20) F
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

PINK PLAN
 Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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.









