



**Centre Drive, Newmarket, CB8 8AW**

**Offers In Excess Of £575,000**



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## Centre Drive, Newmarket CB8 8AW

This substantial, impeccably maintained four-bedroom detached bungalow is situated on a superb plot in a sought-after road on the south side of Newmarket.

Greatly improved by the current owners to create versatile accommodation, the property features spacious rooms filled with natural light. The layout includes a welcoming entrance hall, a superb kitchen/diner with bi-fold doors leading to a raised decking area, a utility room, and an open-plan living/family room also with bi-fold doors. There are three double bedrooms, including an en suite to the main bedroom, a multifunctional room currently used as an office but easily converted to a fourth bedroom, and a four-piece family bathroom. The property benefits from double-glazed windows, gas-fired central heating, and an exceptional finish throughout.

Externally, the property boasts a fantastic-sized rear garden, predominantly laid to lawn with multiple decking areas perfect for tables and chairs, as well as a summerhouse. The front features a gravel driveway providing off-road parking and a detached double garage with electric doors.

This property is a brilliant opportunity for a variety of buyers, from those looking for a move-in-ready home in a quiet location to families seeking spacious accommodation with a beautiful garden. An internal viewing is strongly recommended.

### Entrance Hall

Stunning entrance hall with attractive tiled flooring. Velux window. Dual vertical wall mounted, Victorian style radiators. Dual windows overlooking side aspect. Doors to kitchen/dining room, utility/cloakroom and bedroom 4. Sliding glass doors leading to decked area. Opening to sitting room.

### Kitchen/Dining Room 18'11" x 11'5" (5.78m x 3.48m)

Contemporary, stylish kitchen with a range of matching eye and base level cupboards and composite work top over. Inset stainless steel sink with mixer tap over. Inset gas ring hob with glass splash back and extractor over. Integrated eye level ovens. Integrated dishwasher. Integrated fridge/freezer. Spacious dining area with bi-folding doors leading to raised decking area. Window overlooking side aspect. Vertical wall mounted radiator. Slate effect tiling throughout. Door leading to entrance hall.

### Utility Room/Cloak room

Contemporary white suite comprising low level W.C. with concealed cistern and hand basin with mixer tap over, glass splash back and vanity unit under. Work top with space and plumbing for washing machine under. Ladder style radiator. Tiled flooring. Window over looking side aspect.

### Sitting Room

Spacious, bright sitting room with full height window overlooking decked area and garden. Modern wall mounted wood burner stove. Slate effect tiled flooring. Dual openings to living room. Door leading to built-in cupboard. Opening to entrance hall.

### Living Room 14'11" x 11'6" (4.55m x 3.53m)

Spacious, bright living room with bi-folding doors leading to decked area. Vertical wall mounted radiator. Slate effect tiled flooring. Dual openings to sitting room.

### Inner Hall

Doors leading to sitting room, bedrooms 1, 2 and 3 and family bathroom.

### Bedroom 1 12'11" x 10'5" (3.94m x 3.18m)

Spacious double room with large window overlooking front aspect. Wood effect flooring. Victorian style radiator. Doors leading to en suite and inner hallway.

### En Suite 8'0" x 4'8" (2.46m x 1.44m)

Stunning slate and slate-brick tiled en suite with contemporary white suite comprising low level W.C. with concealed cistern, hand basin with mixer tap over and built-in vanity cupboard under and walk-in shower cubicle with wall mounted shower. Obscured window.

### Bedroom 2 14'2" x 10'11" (4.34m x 3.34m)

Generous double bedroom with large window overlooking front aspect. Wood effect flooring. Victorian style radiator. Door leading to inner hallway.

### Bedroom 3 9'10" x 9'4" (3.02m x 2.85m)

Generous room with large window overlooking the front side aspect. Wood effect flooring. Victorian style radiator. Door leading to inner hallway.

### Bedroom 4 8'10" x 8'2" (2.71m x 2.49m)

Good size room, currently used as a study. Wood effect flooring. Window overlooking front side aspect.

### Bathroom 9'9" x 7'5" (2.99m x 2.28)

Stylish, contemporary bathroom with white suite comprising low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and storage drawers under, panelled bath with mixer tap and shower attachment and generous walk-in shower glass cubicle with wall mounted shower. Tiled throughout wet areas. Tiled flooring. Obscured window.

### Outside - Front

Generous gravel driveway leading to garage and front door with glass panel to the side. Some mature shrub planting to the front.

### Outside - Rear

Beautifully maintained enclosed garden with fencing and hedging to the boundaries. Raised decking area with half height glass surround and attractive slate-brick wall leading from the kitchen/dining room. Further decked area leading from living room. Paved seating area with pergola over. Attractive range of planting and shrubs. Sizable timber shed.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 93 SQM

Parking - Driveway & Double Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

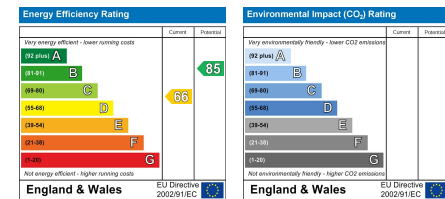
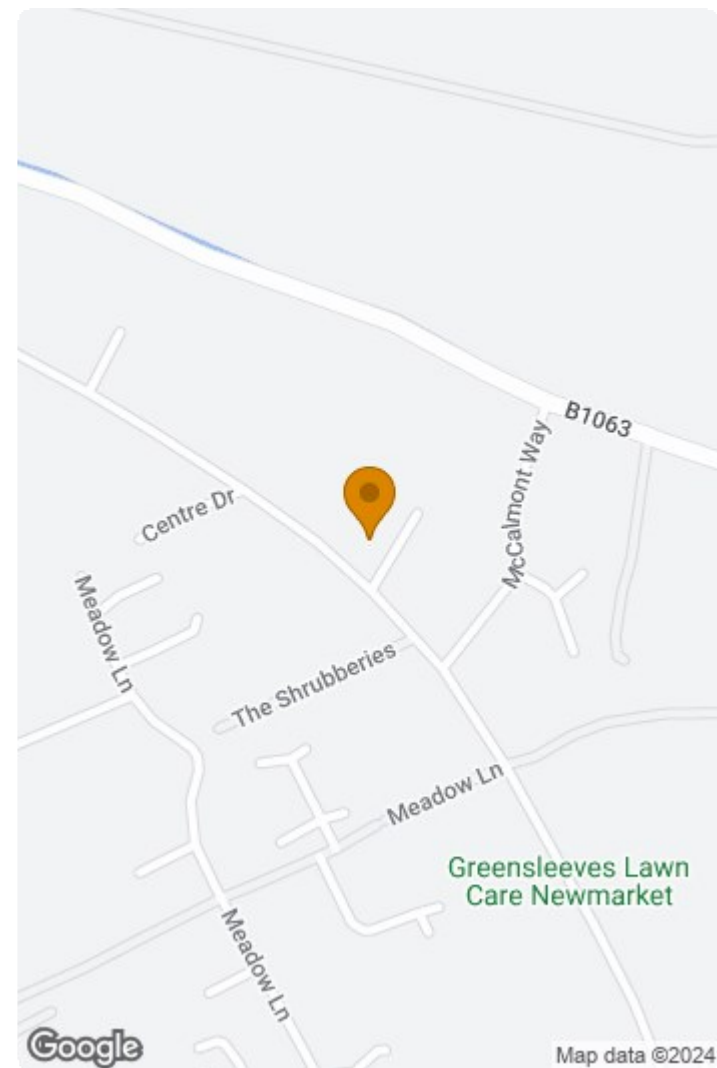
Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom note likely/limited - Vodafone best

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



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