



Stirling Gardens
Newmarket, CB8 0ER
Guide Price £365,000

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

Stirling Gardens, Newmarket, CB8 0ER

Set in a quiet cul-de-sac within the town, this detached family home offers many benefits.

With entrance hall, living room, spacious refitted kitchen/dining room to the ground floor and 3 bedrooms and family bathroom to the first floor.

Externally the property benefits from ample driveway parking and an enclosed, South/West facing garden with an outlook over the playing fields.

EPC (E)
Council Tax (D) West Suffolk

Entrance Hall

With stairs rising to the first floor, door leading to:

Living Room

With window to front aspect, feature fireplace with wood surround and mantel (previously a gas fire, currently capped off), solid wood flooring, radiator.

Dining Area 11'6" x 8'9" (3.53 x 2.67)

With solid wood floor, understairs cupboard, window to side aspect, useful area for study/home office, radiator, open plan leading in to:

Kitchen 15'10" x 8'0" (4.83 x 2.44)

Bright and light kitchen with a range of refitted wall and base units with marble effect work tops over, inset composite sink with drainer and mixer tap over, integrated electric hob, integrated double oven, space for American style fridge/Freezer, integrated washing machine, windows to rear

and side aspect and door leading to garden.

FIRST FLOOR

Landing

With cupboard housing boiler, access to the loft, storage cupboard.

Bedroom 1 16'0" (max) x 8'9" (4.88 (max) x 2.69)

With a range of built in wardrobes, window to rear aspect, radiator.

Bedroom 2 10'0" (max) x 8'9" (max) (3.05 (max) x 2.69 (max))

With built in cupboard, window to front aspect, radiator.

Bedroom 3 8'9" (max) x 5'10" (max) (2.69 (max) x 1.78 (max))

With window to front aspect, radiator.

OUTSIDE

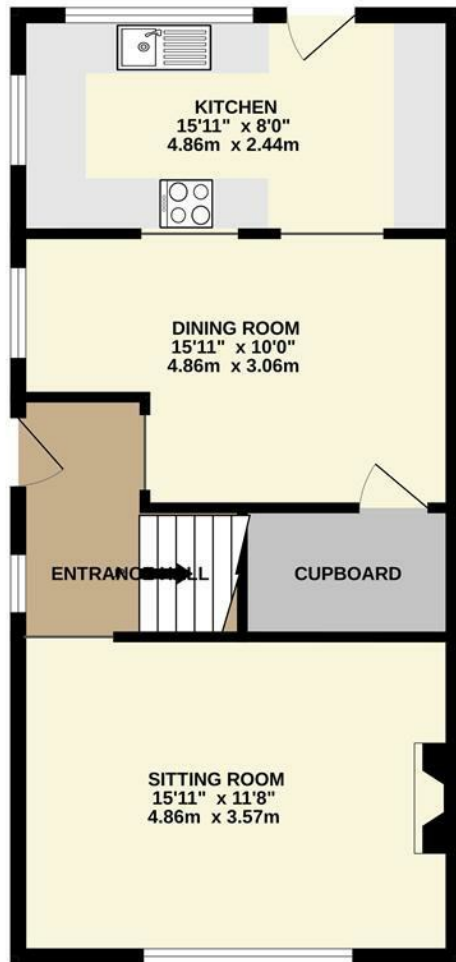
The property is approached via the driveway allowing ample parking

and large shed. The front garden is mainly laid to lawn with shrub and hedge borders. Side access leading to:

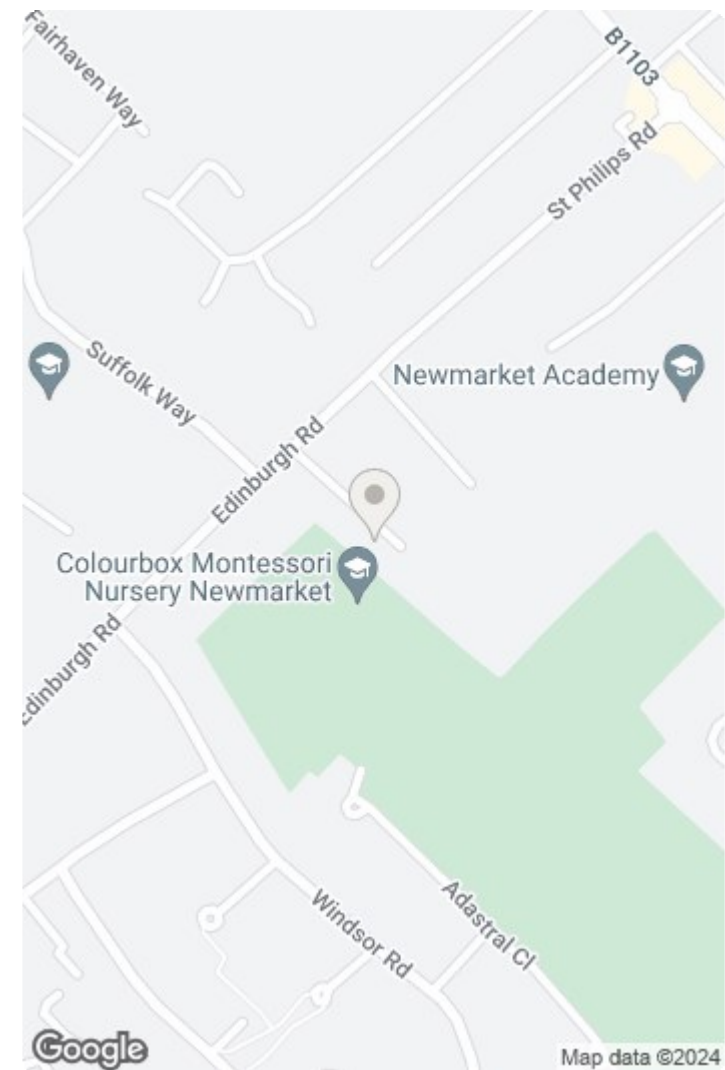
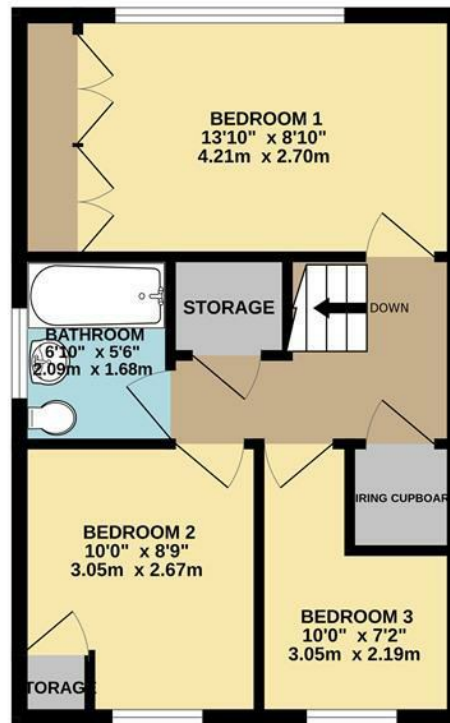
South West facing, enclosed rear garden laid mainly to lawn with wall and fence boundaries. Raised, decking incorporating pond. Lovely, open outlook to the rear over playing fields.



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
Very energy efficient - lower running costs	92-100	Very environmentally friendly - lower CO ₂ emissions	1-10
A	81-91	A	1-10
B	69-80	B	11-15
C	55-68	C	16-20
D	39-54	D	21-25
E	29-38	E	26-30
F	15-28	F	31-35
G	1-14	G	36-40
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.

