



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

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Stirling Gardens, Newmarket, CB8 oER

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

Location - What 3 Words - ///shuttling.bouncing.position

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.



