



**Aureole Walk, Newmarket CB8 7AZ**

**Offers Over £325,000**



## Aureole Walk, Newmarket CB8 7AZ

Cleverly extended and enjoying a lovely aspect to front in front of an open green, this hugely improved **FOUR BEDROOM SEMI-DETACHED** family home standing within this popular development and set in easy reach of the A14 and Cambridge.

Incredibly deceptive and offering generous size rooms throughout, this property offers three reception rooms, kitchen/breakfast room, utility room, four good size bedrooms and family bathroom.

Externally the property offers a fully enclosed garden and garage facilities.

### Entrance Hall

Doors leading to dining room and cloakroom. Large built-in cupboard. Radiator

### Kitchen 16'10" x 8'3" (5.15m x 2.54m)

Modern kitchen with range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric range style cooker. Attractive splash back throughout working areas. Wood effect flooring. Glazed door leading to rear garden. Window overlooking rear garden. Velux windows.

### Dining Room

Good size dining room with openings to kitchen and lounge. Wood effect flooring. Stairs to first floor. Glazed panel door to entrance hall.

### Lounge

Well presented, spacious lounge with wood effect flooring. Window overlooking front aspect. Radiators. Opening to dining room. Door to play room.

### Reception Room 12'2" x 8'5" (3.72m x 2.58m)

Generous reception room with wood effect flooring. Full height glazed sliding doors leading to rear garden. Radiator. Door to lounge.

### Laundry Room 8'8" x 7'8" (2.65m x 2.36m)

Generous laundry room with wood effect

flooring. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for 'American' style fridge/freezer. Opening to kitchen.

### Cloakroom

### Landing

Doors leading to all bedrooms and bathroom. Large built-in cupboard. Stairs to ground floor.

### Bedroom 1 11'7" x 8'4" (3.54m x 2.55m)

Spacious double bedroom with window overlooking rear aspect. Radiator. Built-in wardrobe. Door to landing.

### Bedroom 2 8'4" x 6'11" (2.55m x 2.12m)

Good size bedroom with window overlooking rear aspect. Two built-in cupboards. Radiator. Door leading to landing.

### Bedroom 3 13'1" x 8'4" (3.99m x 2.55m)

Spacious double bedroom with window overlooking rear aspect. Radiator. Door leading to landing.

### Bedroom 4 9'10" x 6'7" (3.02m x 2.03m)

Good size room with window overlooking front aspect. Built-in cupboard. Radiator. Door leading to landing.

### Bathroom

Modern bathroom with white suite comprising low level W.C., pedestal hand

basin with mixer tap over and panelled bath with mixer tap and shower attachment and wall mounted shower over with glass screen. Attractively tiled throughout. Window overlooking front aspect. Door to landing.

### Outside - Front

Mainly laid to lawn with half height boundary fence. Path leading to front door with storm porch over.

### Outside - Rear

Enclosed garden, mainly laid to lawn with paved central pathway.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Mid Terrace House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 110 SQM

Parking - Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available,

1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants -

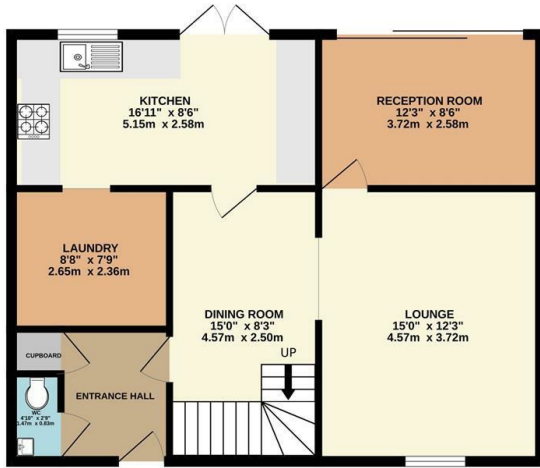
None that the vendor is aware of

Location - What 3 Words -

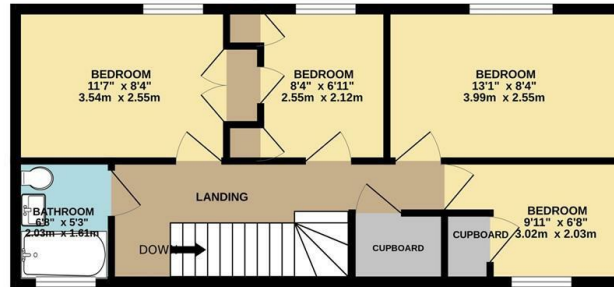
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GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



383 AUREOLE WALK

TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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.  
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