



**11 Balaton Place,
Newmarket, CB8 7YP
Guide Price £775,000**

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

11 Balaton Place, Newmarket, CB8 7YP

A superb opportunity to purchase a detached family home set within this stunning gated development and perfectly located on the edge of this thriving historic and well served town.

Cleverly designed and offering fabulous rooms throughout, this impressive property offers accommodation approaching 2000 square foot and boasts sumptuous vaulted reception hall, living room, dining room, kitchen/breakfast room, utility room, three bedrooms (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing throughout.

Externally the property offers well stocked landscaped gardens and garage facilities.

Rarely available – viewing is highly recommended.

No Chain.

Accommodation Details:

Fully glazed front entrance door leading through to the:

Hallway

12'4" x 11'4"

Vaulted ceiling hallway with staircase rising to the first floor and storage cupboard under, radiator and door through to the:

Living Room

19'9" x 11'11"

Good sized living room with featured fireplace and stone surroundings, TV connection point, radiator, sash window to the front aspect and double doors out to the rear garden. Door through to the:

Dining Room

17'3" x 11'4"

With radiator, windows to the side aspect, double doors out to the rear garden and door through to the:

Kitchen/Breakfast Room

19'9" x 11'5"

Spacious kitchen/breakfast room with fitted matching eye and base level storage units with working surfaces over, tiled splashback areas, inset sink with mixer tap over, integrated four-ring electric hob with extractor hood above, eye level oven and dishwasher. Radiator, windows to the front and rear aspect. Door through to the:

Utility

17'3" x 7'5"

Space and plumbing for a washing machine and tumble dryer. External door out to the rear garden, and access through to the garage.

WC

Low level WC, pedestal hand basin and window to the rear aspect.

Garage

17'4" x 9'7"

Electric garage door. Power and lighting.

First Floor Landing

Gallery landing with radiator, storage cupboard and access through to the bedrooms and bathroom.

Bedroom 1

19'9" x 11'5"

Sizeable master bedroom with a range of fitted wardrobes, radiator, window to the front aspect and door through to the:

Ensuite

Four piece suite comprising of a low level WC, pedestal hand basin, bidet, panelled bath, walk-in shower cubicle, heated towel rail, tiled walls and flooring and window to the front aspect.

Bedroom 2

11'4" x 11'2"

Double bedroom with large fitted wardrobes, radiator and window to the side aspect.

Bedroom 3

11'5" x 8'2"

Double bedroom with radiator and window to the front aspect.

Bathroom

Generous sized bathroom comprising of a low level WC, pedestal hand basin, panelled bath, walk-in shower cubicle, heated towel rail, tiled walls and flooring, Velux window.

Outside - Rear

Fully enclosed rear garden thriving with a variety of mature shrubs and flowers. A wrap-around paved patio area, lawn area, summer house, remote control canopy, timber built garden shed and outdoor lighting.

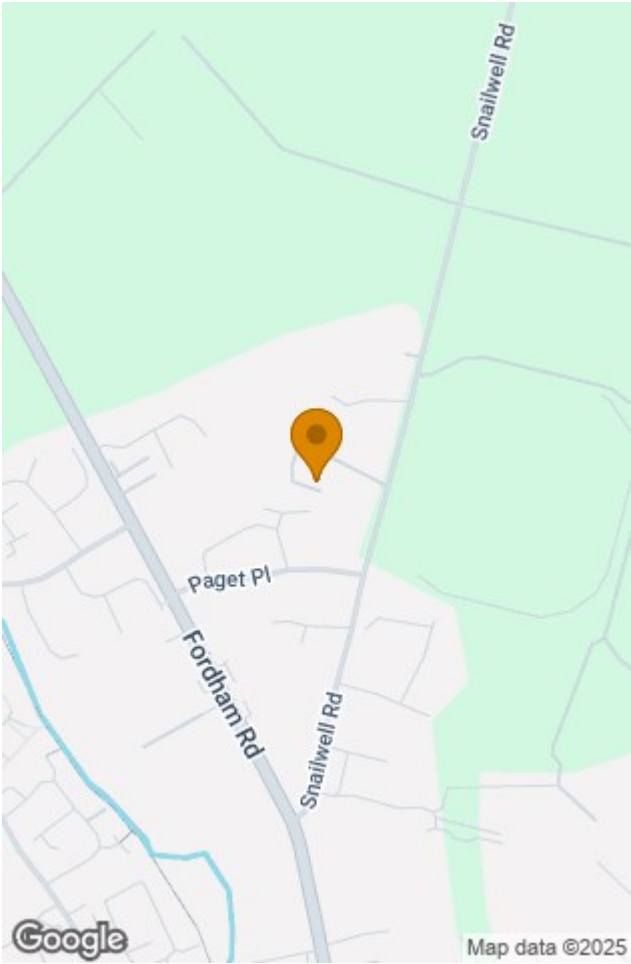
Outside - Front

Bloc paving driveway with off-road parking accompanied by a selection of vibrant hedging and shrubbery. Outdoor lighting and side pedestrian gate.

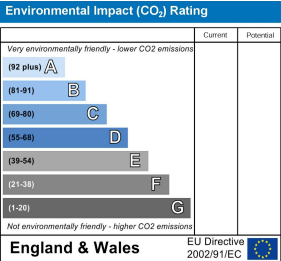
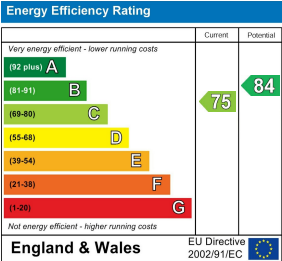
Property Information:

Estate charge fees - annual service charge for the houses on the estate is £1200 per annum from 2025 onwards
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 - 182 SQM
Parking – Garage & Off-Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise limited on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of
Location – What 3 Words - ///severe.dilute.briefer

Approximate Gross Internal Area 1961 sq ft - 182 sq m
Ground Floor Area 1106 sq ft – 103 sq m
First Floor Area 855 sq ft – 79 sq m



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.



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