



**14 Manderston Road  
Newmarket, Suffolk CB8 0NN  
Guide Price £367,500**

## 14 Manderston Road, Newmarket, Suffolk CB8 0NN

A superbly presented and generously proportioned family home nestling amidst this popular established development set within easy reach of the town centre and all amenities.

Great care has been lavished upon this four bedroom family home providing a quality finish throughout.

Accommodation comprises an entrance hall, shower room, kitchen/breakfast room, living/dining room, four bedrooms and a family bathroom.

The property also benefits from a large rear garden and parking.

Early viewing is highly recommended.

EPC (C)  
Council Tax Band C (West Suffolk)

### Accommodation Details

Part glazed door with storm canopy leading through to:

### Entrance Hall

With tiled flooring, down lighters, understairs cupboard/study area/network hub (fully cabled), network point, lighting, shelving, part glazed door leading through to:

### Kitchen/Breakfast Room 16'6" x 10'5" (5.03m x 3.18m)

Fitted with a contemporary range of white gloss eye level and base storage units with granite effect working top surfaces over, ceramic one and a half bowl sink unit with mixer tap over, inset induction hob with centralized extractor hood over, built-in dishwasher, oven, grill and

microwave, fridge freezer, down lighters, full height contemporary radiator, French doors leading to rear garden, double glazed window to the front aspect, part glazed door leading through to:

### Utility Room 6'11" x 8'8" (2.11m x 2.64m)

Fitted with a contemporary range of white gloss base units with granite effect working top surfaces over, free standing washing machine and condensing tumble dryer included, double glazed window to the side aspect, down lighters, glazed door leading to the rear garden.

### Shower Room

Contemporary suite comprising shower cubicle, low level WC and pedestal wash hand basin, tiled walls, tiled flooring, down lighters, chrome heated towel rail.

### Living/Dining Room 17'9" x 17'7" (5.41m x 5.36m)

With double glazed windows to the front and rear aspect, French doors leading to the rear garden, down lighters, two full length contemporary radiators, engineered wood flooring, network point, stairs rising to:

### First Floor Landing

With glass balustrade, double glazed window the front aspect, down lighters, access to loft space, access and door leading through to:

### Bedroom 1 15'7" x 10'5" (4.75m x 3.18m)

Down lighters, two double glazed windows to the rear aspect, network point.

### Bedroom 2 9'6" x 10'5" (2.90m x 3.18m)

With double glazed window to the rear aspect, network point.

### Bedroom 3 9'1" x 10'5" (2.77m x 3.18m)

With double glazed window to the front aspect, network point.

### Bedroom 4 9'3" x 9'0" (2.82m x 2.74m)

With double glazed window to the rear aspect, network point.

### Bathroom 13'0" x 7'2" (3.96m x 2.18m)

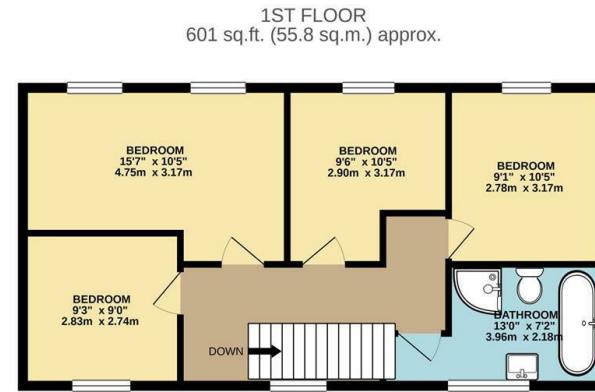
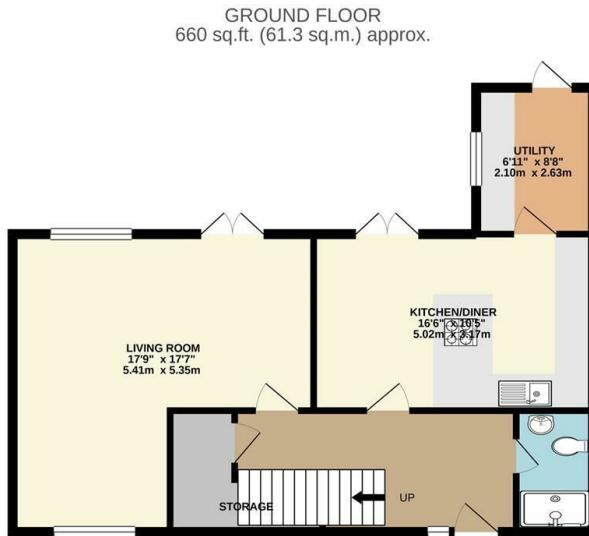
Family bathroom with suite comprising panel bath, shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring, down lighters, extractor fan, chrome heated towel rail, obscured double glazed window to the front aspect.

### Outside - Front

Part-walled frontage laid to gravel providing off road parking.

### Outside - Rear

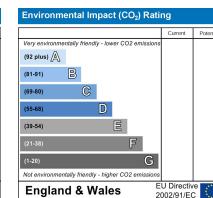
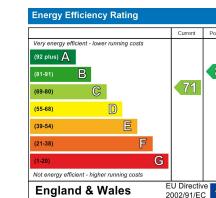
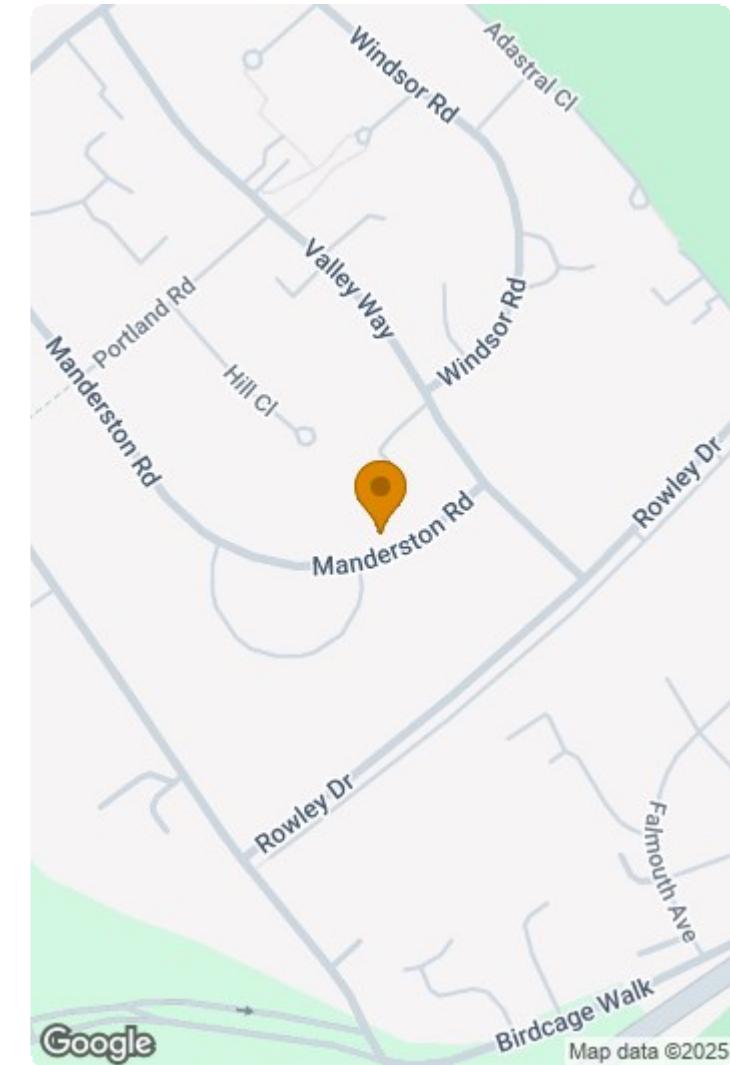
Fully enclosed rear garden predominantly laid to lawn, patio with ample room for table and chairs, outside light, path leading to shed with power and lighting.



TOTAL FLOOR AREA: 1261 sq.ft. (117.1 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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