



**Darwin Place, Newmarket CB8 8DF**

**Offers Over £400,000**

## **Darwin Place, Newmarket CB8 8DF**

A modern detached family home standing at the end of a quiet cul-de-sac and within a short walk of a highly regarded primary school.

This established property has been extended to provide accommodation to include entrance hall, living room/dining room, kitchen/breakfast room, shower room ( please check floorplan ) three bedrooms and family bathroom.

Externally the property offers garage, delightful and generous size rear garden.

No chain – viewing recommended.

### **Entrance Hall**

#### **Kitchen 17'8" x 9'6" (5.40m x 2.90m)**

A range of matching eye and base level cupboards with work top over. Ceramic sink and drainer with mixer tap over. Integrated dishwasher. Integrated oven with electric hob and extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Further counter breakfast bar area. Tiled splashbacks to working areas. Radiator. Internal serving hatch to living room. Internal window to conservatory. Window overlooking rear garden. Built-in storage cupboard. Doors to living room and rear porch.

### **Cloakroom**

White suite comprising low level W.C. and inset hand basin with storage cabinet under. Radiator. Tiled to wet areas. Door to entrance hall.

#### **Living Room 25'5" x 19'0" (7.76m x 5.81m)**

Spacious living room with fireplace with brick surround and tiled hearth. Radiators. Window to front aspect. Sliding double doors to

conservatory. Internal serving hatch to kitchen. Doors to entrance hall and kitchen. Understairs cupboard. Stairs to first floor.

#### **Conservatory 9'6" x 9'4" (2.91m x 2.87m)**

With views over rear garden. French doors leading to rear garden. Internal window to kitchen. Radiator. Sliding double doors to living room.

### **Rear Porch**

With doors leading to rear garden, ground floor bathroom and kitchen. Window overlooking rear aspect.

#### **Bathroom 6'8" x 3'10" (2.05m x 1.17m)**

Generous shower with wall mounted shower. Tiled to wet areas. Door to rear porch.

### **Landing**

Doors leading to all bedrooms and bathroom. Built-in storage cupboard. Stairs to ground floor.

#### **Bedroom 1 13'8" x 10'7" (4.19m x 3.25m)**

Spacious room with built-in wardrobes with mirrored doors. Window overlooking front aspect. Radiator. Door to landing.

#### **Bedroom 2 10'7" x 9'10" (3.25m x 3.01m)**

Generous room with window overlooking rear aspect. Radiator. Door to landing.

#### **Bedroom 3 9'8" x 8'4" (2.96m x 2.56m)**

Well proportioned room with window overlooking front aspect. Built-in cupboard. Radiator. Door to landing.

#### **Bathroom 8'4" x 5'6" (2.56m x 1.69m)**

White suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap and shower attachment over. Tiled walls. Radiator. Obscured window. Door to landing.

### **Outside - Front**

Hardstanding driveway leading to garage and front door. Providing ample off road parking. Pathway leading to access gate to rear garden.

### **Outside - Rear**

Mainly laid to lawn with patio area leading from conservatory and rear porch. A variety of planted beds with some mature shrub planting. Side access gate leading to front driveway.

### **PROPERTY INFORMATION**

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 101 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available,

1000Mbps download, 100Mbps upload

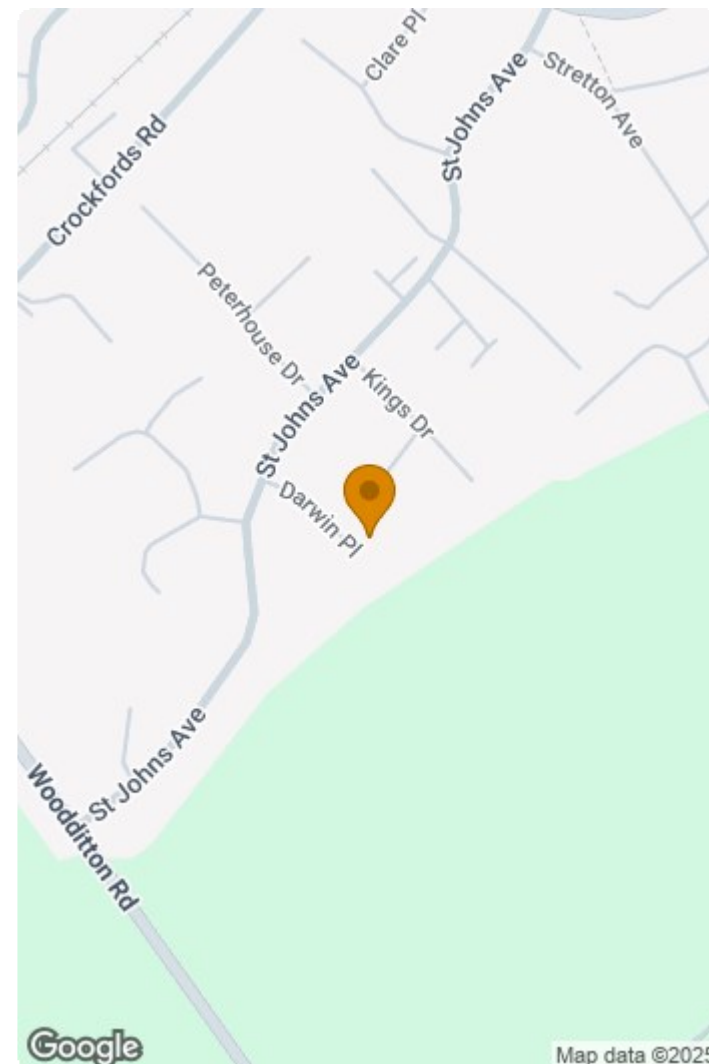
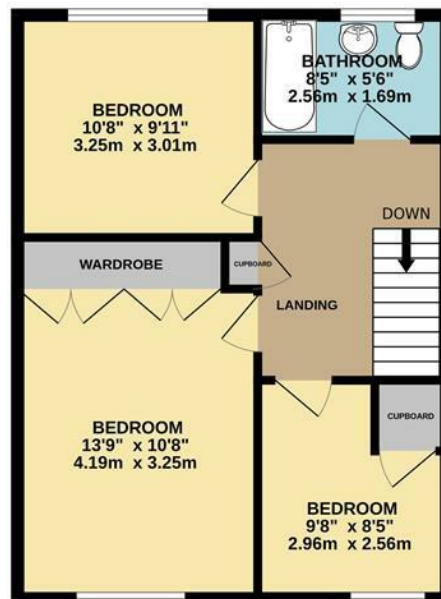
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



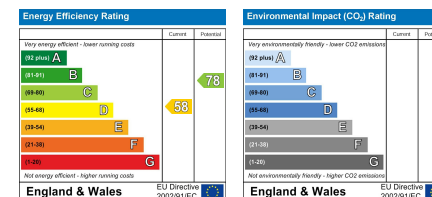
1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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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