



**Meadow Lane,  
Newmarket, CB8 8FZ  
Guide Price £779,000**

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# Meadow Lane, Newmarket, CB8 8FZ

A stunning and fully refurbished modern and detached family home nestling within this established residential area and set on the fringes of the town centre.

This impressive property has enjoyed a full and comprehensive programme of improvements by the current owners with high quality brand new fixtures throughout. The improvements have included a new heating system with under floor heating to ground floor, completely re-wired including a built in music system. Cleverly re-designed, the property offers open plan living with attention to detail to every room. Accommodation comprises a spacious entrance hall, living room with inset modern style fireplace, dining room, re-fitted kitchen/breakfast room with built-in appliances (four ovens with two dual oven/microwave), integrated fridge and freezer, integrated dishwasher, utility room, four good size bedrooms (master bedroom with re-fitted en-suite), bedroom four currently used as a dressing room and a re-fitted family bathroom.

Externally the property boasts of a sizeable driveway providing parking for several vehicles, detached double garage and a mature garden with new turf being laid in the next few weeks.

Offered for sale with the distinct advantage of NO ONWARD CHAIN making early viewing of this superb property absolutely essential.

### Accommodation Details

Front door leading through to:

### Entrance Hall

Open plan with access to all rooms, staircase rising to the first floor, tiled flooring with underfloor heating, recessed lighting to the ceiling.

### Sitting Room

23'7" x 11'9"  
Dual aspect room with window to the front aspect and French style doors with glazed panels to the side to the rear aspect, carpeted with underfloor heating, contemporary feature fireplace to the side housing flame ribbon gas fire, recessed lighting to the ceiling, TV aerial connection point, opening to:

### Family/Breakfast Room

17'3" x 8'10"  
Tiled flooring with underfloor heating, bespoke quartz breakfast bar with room for stools under, space housing fridge and freezer, window to the rear aspect, window to the side aspect, recessed lighting to the ceiling, two Velux windows to the ceiling, glazed door to the side aspect leading to the garden, access to:

### Kitchen

13'0" x 9'3"  
Stunning contemporary kitchen fitted with a range of eye level and base storage units with quartz working top surfaces over, under counter feature LED lighting, Integrated Bosch appliances to include two eye level double ovens, two microwave ovens, hob with Franke extractor hood over, dishwasher and wine cooler, tiled flooring with underfloor heating, inset Franke sink unit with Quooker mixer tap over providing instant hot water, recessed lighting to the ceiling window to the rear aspect, door leading through to:

### Utility

7'6" x 5'1"  
Fitted with matching units, cupboard housing brand new gas fired boiler, space and plumbing for washing machine, space for tumble dryer, tiled flooring with underfloor heating, recessed lighting to the ceiling, door to the side aspect with storm porch outside.

### Dining Room

14'8" x 9'0"  
With window to the front aspect, carpeted with underfloor heating, recessed lighting to ceiling.

### Cloakroom

Comprising low level WC and wash hand basin, tiled flooring with underfloor heating, recessed lighting to the ceiling, extractor.

### First Floor Landing

With access to loft space (part boarded with ladder), airing cupboard with Hive thermostat, recessed lighting to the ceiling, door leading through to:

### Master Bedroom

13'8" x 11'8"  
With window to the front aspect, carpeted, recessed lighting to ceiling, TV aerial connection point, radiator, opening to:

### Dressing Area

10'6" x 4'10"  
With window to the rear aspect, wardrobes, carpeted, radiator, door leading to:

### En-Suite

Fully tiled with suite comprising walk in shower enclosure, wash hand basin set in vanity unit and low level WC with concealed cistern, recessed lighting to the ceiling, heated towel rail, window with obscured glass to the rear aspect.

### Bedroom 2

12'8" x 10'2"  
With window to the rear aspect, built in wardrobe, carpeted, recessed lighting to the ceiling, TV aerial connection point, radiator, door leading to:

### En-Suite

Fully tiled with suite comprising walk in shower enclosure, wash hand basin set in vanity unit and low level WC with concealed cistern, recessed lighting to the ceiling, heated towel rail, window with obscured glass to the side aspect.

### Bedroom 3

12'0" x 9'9"  
With window to the front aspect, built in wardrobe, carpeted, recessed lighting to the ceiling, radiator.

### Bedroom 4

10'0" x 7'7"  
Currently used as a dressing room with window to the front aspect, built in shelving, storage and wardrobes space with feature LED lighting, carpeted, radiator.

### Bathroom

Fully tiled with suite comprising free standing bath with centre fill mixer taps and shower hose, wash hand basin set in vanity unit and low level WC with concealed cistern, recessed lighting to the ceiling heated towel rail window with obscured glass to the rear aspect.

### Outside - Front

Extensive block paved driveway with gated access allowing off road parking for a number of vehicles, areas laid to lawn on either side and bordered by mature hedging, gated access to the rear garden, access to:

### Garage

Detached double garage with up and over style doors, power and lighting.

### Outside - Rear

Good size and fully enclosed rear garden with brand new fencing and bordered to one side with mature hedging, due to be newly turfed very soon, paved patio/seating area, outside lighting,

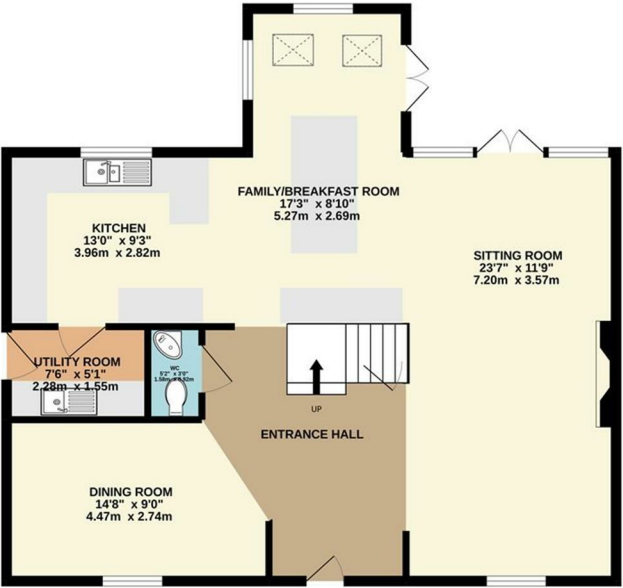
### Agents Note

Among other major changes, the property has been completely re-wired and benefits from a built in music system to many rooms.

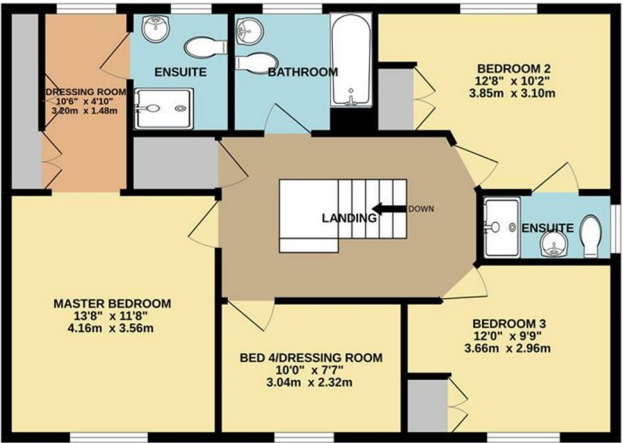
### Property Information:

EPC - C  
Tenure - Freehold  
Council Tax Band - E (East Cambs),  
Property Type - Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 162 SQM  
Parking – Driveway & Double Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas & Underfloor Heating  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload  
Mobile Signal/Coverage – Ofcom advise limited/none on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

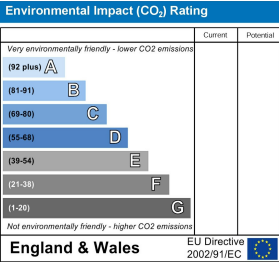
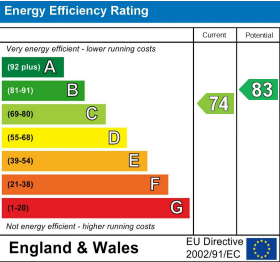
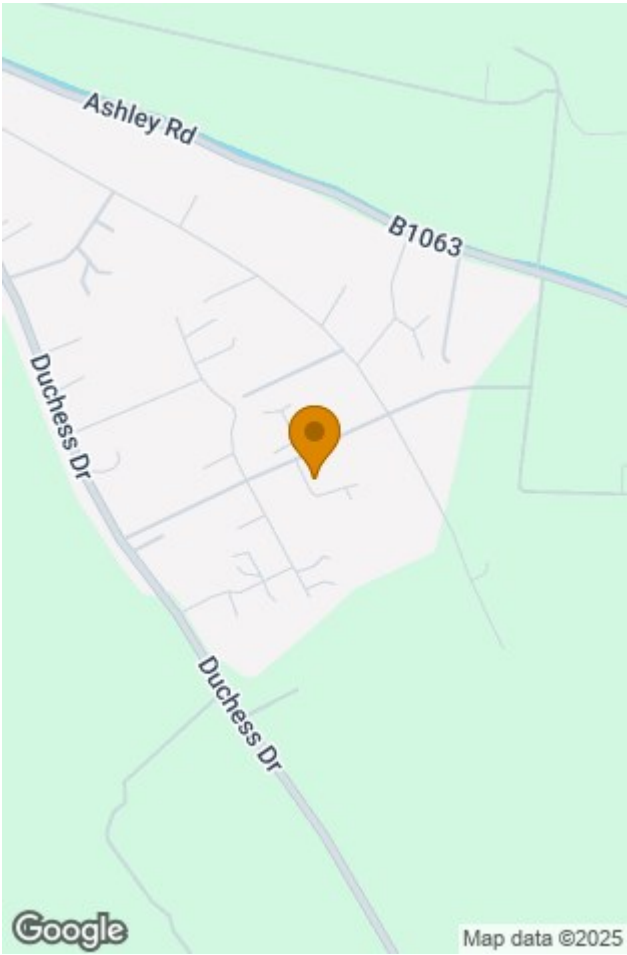
GROUND FLOOR



1ST FLOOR



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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