



High Street
Newmarket, CB8 9DG
Guide Price £650,000

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A rather special detached period property nestling within this highly regarded village and enjoying lovely fully enclosed mature gardens.

Offering a wealth of charming character features, this property has been cleverly extended and boasts accommodation to include entrance hall, impressive sitting room with vaulted ceiling, family room/living room, kitchen, study, shower room, utility room, four bedrooms and family bathroom.

Externally the property offers delightful fully enclosed gardens, garage (previously had planning for conversion) and further off road parking.

NO CHAIN

Viewing highly recommended.

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

Laid tiled flooring, staircase rising to the first floor and door through to the:

Kitchen 14'11" x 9'7" (4.56 x 2.93)

Fitted with matching eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset ceramic sink and drainer with mixer tap, range oven with 5-ring hob and extractor hood above, space and plumbing for a fridge/freezer and dishwasher. Tiled flooring, sash window to the side aspect and opening through to the:

Family Room 15'4" x 15'4" (4.68 x 4.68)

Sizeable family room with laid wooden flooring, TV connection point, radiators, sash windows to the front and side aspects.

Study 14'8" x 11'10" (4.49 x 3.63)

Featured open fireplace with log burner, shelving units, sash window to the front aspect and double doors out to the rear garden.

Bathroom

With low level WC, wash basin and enclosed shower cubicle.

Sitting Room 18'4" x 10'7" (5.59 x 3.25)

Spacious sitting room with vaulted ceilings, exposed timber beams, featured bricked fireplace, TV connection point, radiator, large window to the side aspect and double doors out to the rear garden.

Utility Room 10'11" x 6'0" (3.35 x 1.85)

With storage units and working surfaces over, inset sink and drainer with mixer tap and side external door.

Lobby 7'6" x 7'6" (2.29 x 2.29)

With doors through to the utility and dining room. Double doors out to the rear garden.

First Floor Landing

With access to loft space, sash window to the front aspect and doors through to the bedrooms and bathroom.

Bedroom 1 14'11" x 13'5" (4.57 x 4.11)

Double bedroom with radiator, storage cupboard and sash windows to the side aspect.

Bedroom 2 15'4" x 11'6" (4.68 x 3.51)

Double bedroom with radiator, sash windows to the front and side aspects.

Bedroom 3 11'9" x 7'2" (3.60 x 2.19)

Radiator, laid wooden flooring and sash window to the front aspect.

Bedroom 4 11'9" x 7'1" (3.60 x 2.18)

Radiator, laid wooden flooring and window to the front aspect.

Bathroom

Three piece suite with low level WC, pedestal wash basin, panelled bath with wall mounted shower and glass screen, part tiled walls and obscured window to the side aspect.

Outside - Rear

Established rear garden well stocked with trees, shrubs and flowers. Predominantly laid to lawn with extensive patio area, outdoor lighting and side pedestrian gate.

Outside - Front

Enclosed by picket fencing, laid shingle frontage with embedded shrubs. Ample off-road parking. EV charging point.

Garage 17'2" x 11'11" (5.24 x 3.64)

With power and lighting.

Basement 14'0" x 14'0" (4.29 x 4.28)

With power and lighting.

Property Information:

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - F (East Cambridgeshire)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 163 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

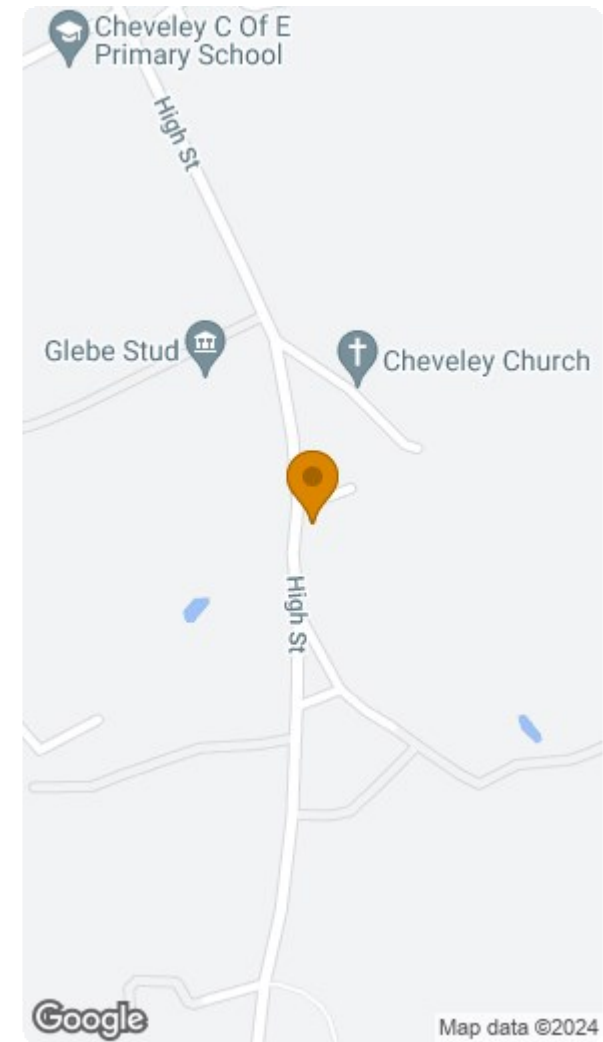
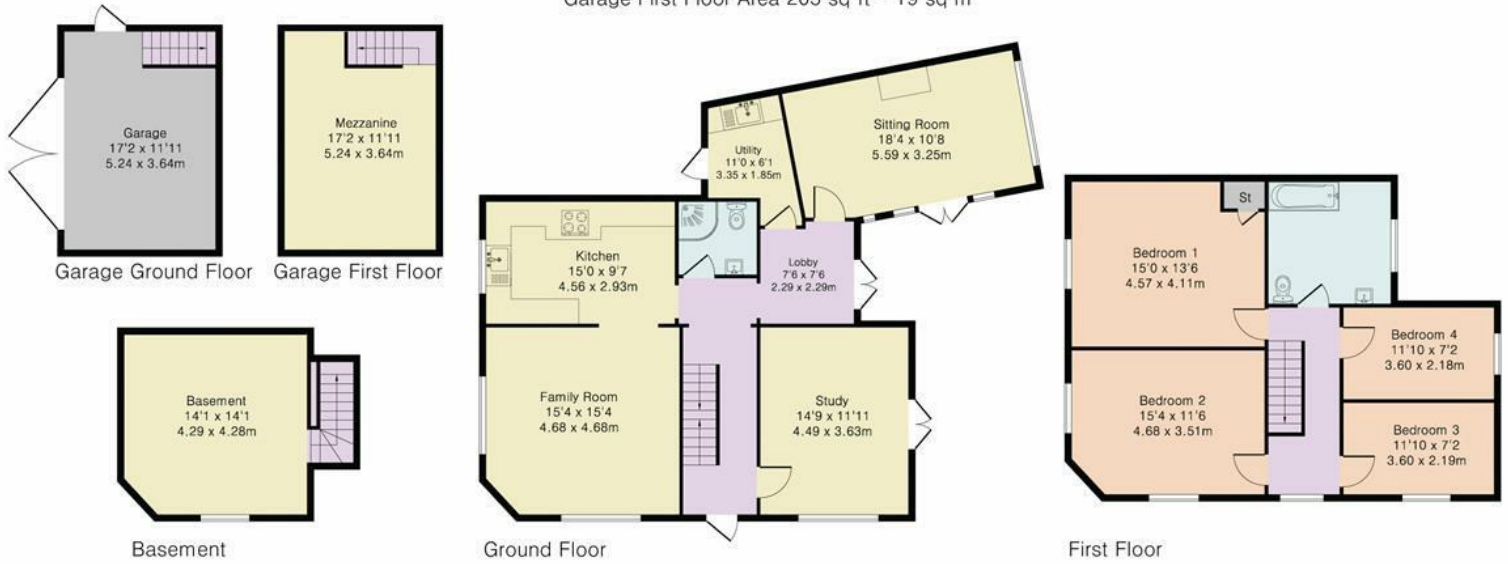
Broadband Connected - TBC

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Likely

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

Approximate Gross Internal Area 2414 sq ft – 225 sq m
 Basement Area 224 sq ft – 21 sq m
 Ground Floor Area 1028 sq ft – 96 sq m
 First Floor Area 752 sq ft – 70 sq m
 Garage Ground Floor Area 205 sq ft – 19 sq m
 Garage First Floor Area 205 sq ft – 19 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		76	
		41	

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