



St Johns Avenue, Newmarket CB8 8BL

Guide Price £550,000

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St Johns Avenue, Newmarket CB8 8BL

A superb modern and detached family home set within this sought after residential area and within striking distance of the highly regarded primary school.

This impressive property offers an appealing mix of open living and offers sizeable rooms with attention to detail throughout. Accommodation boasts spacious entrance hall, cloakroom, generous size living room/sitting room with bespoke media unit, refitted kitchen/breakfast room, study/snug, utility room, four double bedrooms (ensuite to master & featured balcony) and a refitted family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers extensive driveway providing ample parking and a fully enclosed rear garden.

Entrance Hall

Entrance hall with doors leading to the kitchen/breakfast room, sitting/dining room and cloakroom. Dual built-in storage cupboards. Vertical radiator. Stairs leading to the first floor.

Kitchen/Breakfast

20'10" x 9'1"

Contemporary range of eye and base level cupboards and storage drawers with composite worktop over. Composite sink and drainer with mixer tap over. Integrated oven with ceramic hob and stainless steel extractor above. Integrated fridge/freezer and dishwasher. LVT wood flooring throughout. Window to the rear aspect. Glazed door to the rear garden. Opening to sitting/dining room. Door to entrance hall.

Sitting/Dining Room

15'4" x 23'11"

Expansive sitting/dining room with LVT wood flooring throughout. Built-in bespoke media feature with inset glass pebble fireplace, shelving and storage cupboards. Large window to the front aspect. French doors with windows either side to the rear garden. Victorian style radiators. Opening to the kitchen/breakfast room. Door to entrance hall.

Study/Snug

10'1" x 9'1"

Generous study/snug offering a variety of uses. LVT wood flooring. Radiator. Door to the utility room

Utility

10'1" x 7'4"

Generous utility room offering a variety of uses. LVT wood flooring. Radiator. Door to the study/snug. Steps up to the kitchen with a sliding door. Door leading to the rear garden.

Cloakroom

White suite comprising low level W.C. and hand basin. Door leading to the entrance hall.

Landing

Generous landing with doors leading to all bedrooms and bathroom. Stairs leading to the ground floor.

Master Bedroom

15'8" x 12'3"

Spacious double bedroom with window to the rear aspect. Victorian style radiator. Doors leading to the en suite and landing.

En Suite

Contemporary white suite comprising low level W.C., pedestal handbasin with mixer tap over and generous walk in shower. Ladder radiator. Attractively tiled throughout. Obscured window. Door leading to the Master bedroom.

Bedroom 2

18'6" x 11'2"

Generous double bedroom with window to the front aspect. Victorian style radiator. Door leading to the landing.

Bedroom 3

14'5" x 10'6"

Double bedroom with window to the front aspect. Glazed door leading to the balcony with views over the surrounding area. Built-in cupboard. Victorian style radiator. Door leading to the landing.

Balcony

Spacious balcony with views over the surrounding area. Glazed door access to bedroom 3.

Bedroom 4

10'6" x 9'6"

Double bedroom with window to the rear aspect. Victorian style radiator. Door leading to the landing.

Bathroom

Contemporary white suite comprising low level W.C., pedestal handbasin with mixer tap over and panelled bath with wall mounted shower over. Attractively tiled throughout. Dual aspect obscured windows. Radiator. Door to the landing.

Outside - Front

Block paved driveway providing ample off road parking from several cars. Gated access to the rear garden.

Outside - Rear

Mainly laid to lawn with an expansive patio area to the rear of the house with access to the kitchen and french doors to the sitting/dining room. Large timber shed. Access gate to the front.

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 - 168 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

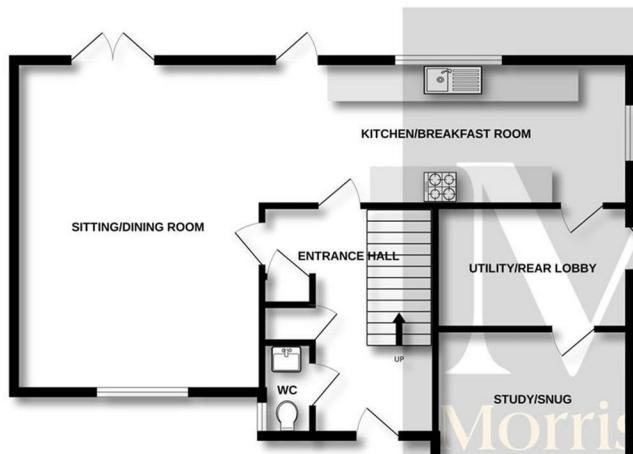
Mobile Signal/Coverage - Ofcom advise likely on all networks

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

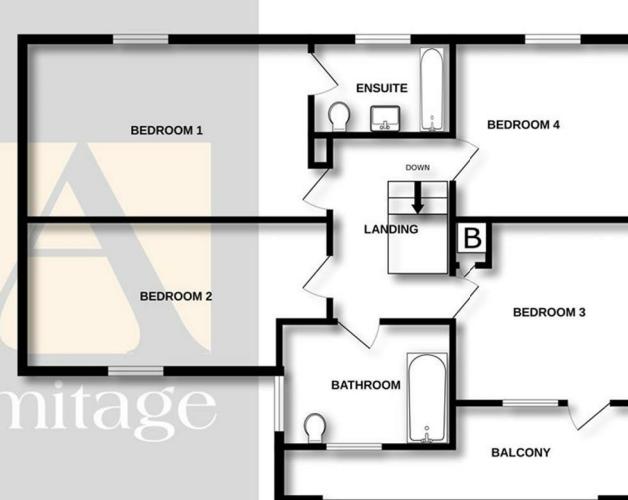
Location



GROUND FLOOR

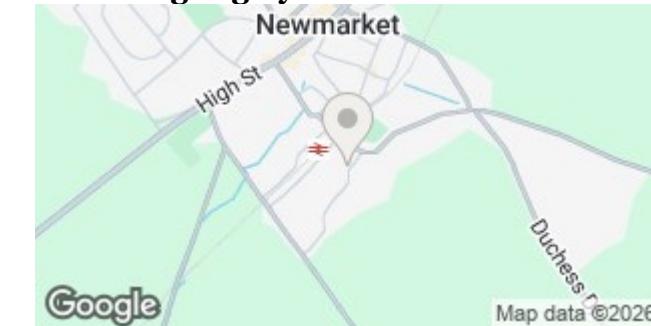


1ST FLOOR



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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- **Substantial Detached House**
- **Contemporary Kitchen/Breakfast Room**
- **Sitting/Dining Room**
- **Study/Snug**
- **Master Bedroom with En Suite**
- **Three Further Bedrooms**
- **Contemporary Bathroom**
- **Family Rear Garden**
- **Driveway Parking**
- **Viewing Highly Recommended**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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