



Ferndale Close, Newmarket, CB8 7DZ

**CHEFFINS**



# Ferndale Close

Newmarket,  
CB8 7DZ

5 2 3

**Guide Price £675,000**

- Detached Family Home
- Extended & Improved
- Sought After Location
- 3 Reception Rooms
- Outstanding Kitchen
- 5 Bedrooms
- Ensuite & Bathroom
- Garden Store
- Beautiful Gardens
- Sensational Views To Rear

A substantial detached family home forming part of a highly regarded residential area enjoying **WONDERFUL VIEWS** to the rear over Racing Stud. The property is well presented and boasts 3 **SPACIOUS** reception rooms comprising a double aspect sitting room, **STUDY** and dining room, a stunning refitted **KITCHEN/BREAKFAST** room and a separate **UTILITY** room. Further benefits include 5 good size bedrooms, an ensuite and a family bathroom on the first floor, a generous and meticulously maintained **REAR GARDEN** and a driveway to the front.





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.



## ENTRANCE HALL

with a uPVC obscured glass double glazed entrance door, staircase rising to the first floor, under stairs storage cupboard, further built-in storage cupboard with shoe rack and hanging rail, part glazed doors to all rooms, parquet wood flooring.

## CLOAKROOM

with a pedestal hand wash basin with mixer tap, glass splashback, low level WC, spotlight, window to the front aspect.

## SITTING ROOM

with a bay window to the front aspect, French doors to the rear, parquet wood flooring.

## DINING ROOM

with a window to the rear aspect.

## OFFICE/STUDY

with a window to the rear aspect.

## KITCHEN

with a range of solid wood base and eye level units with granite work surfaces over, inset Belfast sink with mixer tap, Rangemaster with 6 ring gas hob and extractor hood over, freestanding wine cooler, space for freestanding dishwasher, space for American style fridge/freezer, cupboard housing gas boiler, spotlights to ceiling, engineered wood flooring with under floor heating, windows to the front and side aspects, door leading to outside, door to;

## UTILITY ROOM

with eye level and base units with work surfaces over, inset sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, engineered wood flooring, spotlights to ceiling, window to the rear aspect.

## FIRST FLOOR

### LARGE LANDING

with an airing cupboard with hot water cylinder and shelving, window to the front aspect.

### BEDROOM 1

with 2 large windows to the rear aspect, door to;

### ENSUITE

with a low level WC, pedestal hand wash basin with mixer tap, double walk-in shower cubicle with a Raindance style head, window to the side aspect, tiled walls, chrome towel rail, spotlights to ceiling.

### BEDROOM 2

with a double fitted wardrobe, window to the rear aspect.

### BEDROOM 3

with a window to the front aspect.

### BEDROOM 4

with a window to the front aspect.

### BEDROOM 5

with a window to the rear aspect.

## FAMILY BATHROOM

with a tiled sided bath with mixer tap, ladder style heated towel rail, pedestal hand wash basin with mixer tap, low level WC, walk-in shower cubicle, spotlights, fully tiled, window to the side aspect.

## OUTSIDE

The landscaped rear garden is fully enclosed by wall and fence boundaries, flower and shrub borders, greenhouse, outside tap, paved patio area and additional decked area.

To the front of the property is a gated side access, outside tap, electric point and driveway. The front garden area is laid to lawn with flower borders and a pathway to the front entrance door.

## GARDEN STORE

Located to the side of the property with a window to the front and rear aspects, power and light, attic storage. We are advised this has been built in accordance with building regulations and so offers potential purchasers' fantastic scope to incorporate into the existing residential accommodation, subject to the necessary consents being obtained.

## AGENTS NOTE

The property has 2 solar panels which are currently disconnected.

## MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - F












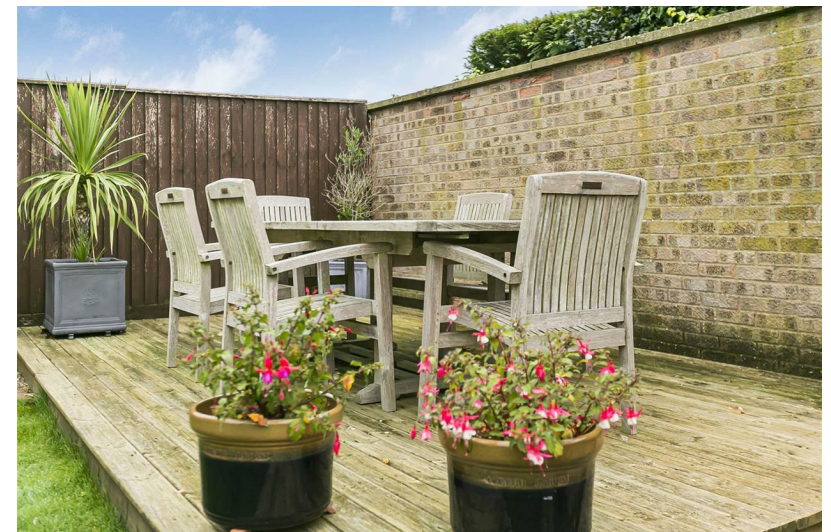


## Energy Efficiency Rating

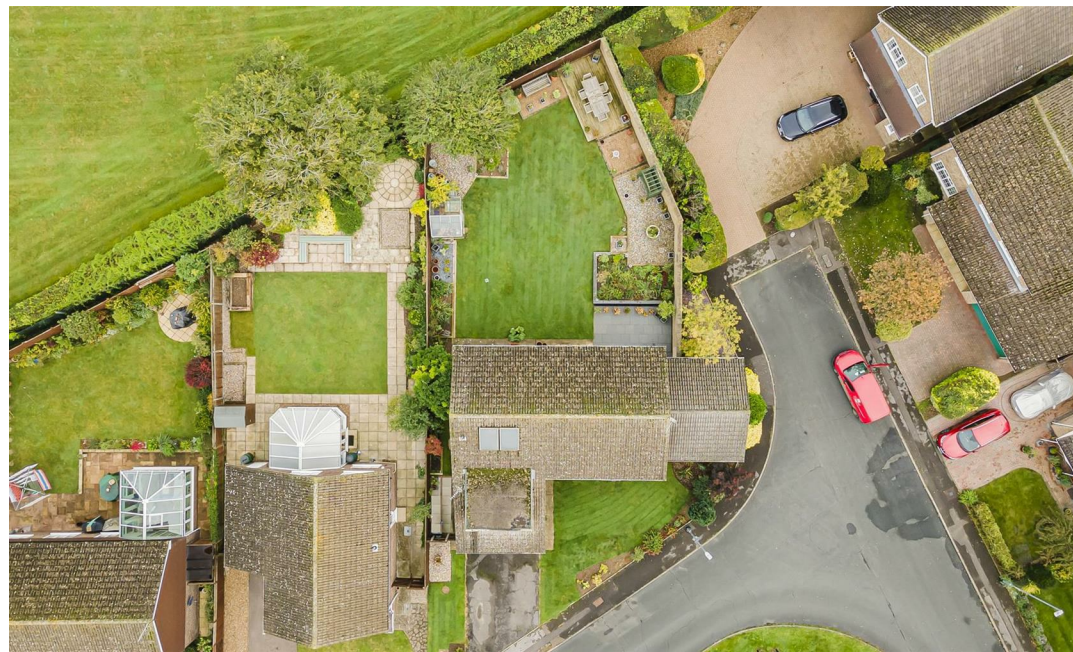
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	78
	EU Directive 2002/91/EC 	



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 Local Authority - West Suffolk

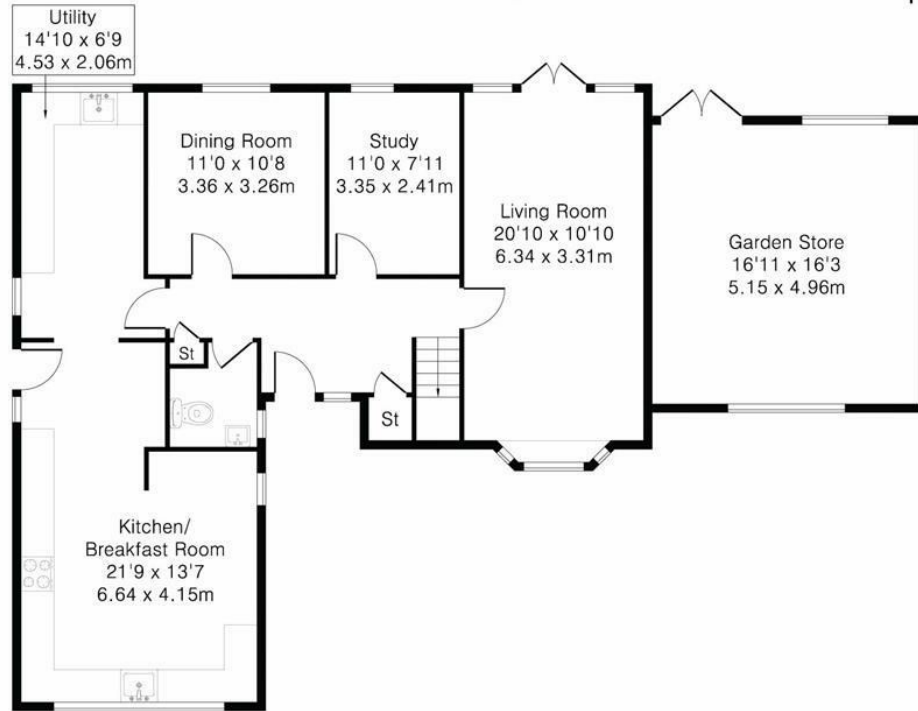




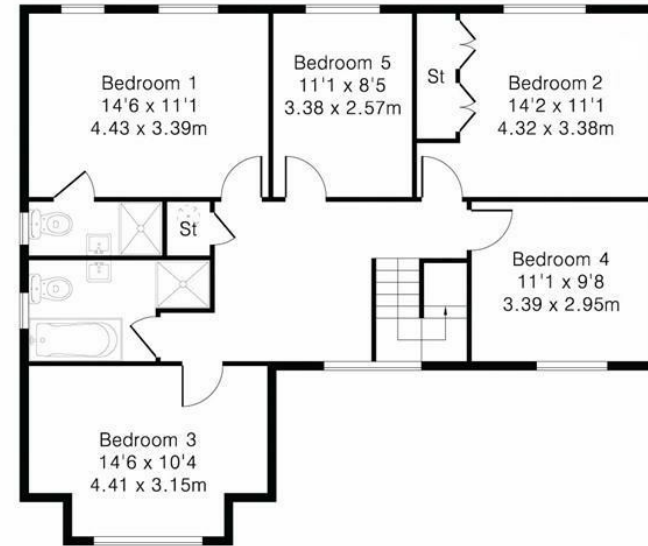




Approximate Gross Internal Area 2223 sq ft – 207 sq m  
 Ground Floor Area 1290 sq ft – 120 sq m  
 First Floor Area 933 sq ft – 87 sq m



Ground Floor



First Floor



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.





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.