



Meynell Gardens, Newmarket, CB8 7ED

**CHEFFINS**



# Meynell Gardens

Newmarket,  
CB8 7ED

- Detached House
- 4 Bedrooms - 1 Ensuite
- 3 Reception Rooms
- Long Part Walled Driveway & Garage
- Enclosed Rear Garden
- NO CHAIN

An individual 4 bedroom detached character home attractively situated in a corner position of an exclusive development of just 7 homes. The property is offered with NO CHAIN and benefits from a well equipped modern fitted kitchen and separate utility room, 2 reception rooms and a large garden room. Additional features include 4 double bedrooms with 1 ensuite, a large integral garage and an attractive garden.



**Guide Price £695,000**





## 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 part glazed entrance door, stairs to first floor.

## SITTING ROOM

with an open fireplace with surround and tiled hearth, pair of French doors leading to the garden room.

## DINING ROOM

A double aspect room.

## CLOAKROOM

with a basin and vanity unit, low level WC, built-in cupboard.

## KITCHEN

with a sink with mixer tap, inset to worktops, a range of contemporary style fitted base and wall mounted cupboards, integrated AEG twin ovens, grill and ceramic hob with extractor hood over.

## REAR LOBBY

with a half glazed door to rear garden, door to garage.

## UTILITY ROOM

with sink unit with cupboard under,

further base and wall mounted cupboards, space and plumbing for washing machine, space for tumble dryer, wall mounted Vaillant gas fired boiler.

## GARDEN ROOM

with tiled floor, French doors to garden.

## FIRST FLOOR

### LANDING

with a cloaks cupboard, airing cupboard housing hot water tank and fitted immersion heater.

### BEDROOM 1

with a range of fitted wardrobes.

### DRESSING AREA

with a fitted dressing table.

### ENSUITE SHOWER ROOM

with a shower cubicle, pedestal basin, low level WC.

### BEDROOM 2

### BEDROOM 3

### BEDROOM 4

### FAMILY BATHROOM

with a panelled bath with mixer tap and shower over, pedestal basin, low level WC.

### OUTSIDE

The property is attractively situated in a corner plot with a long shingled part walled driveway.

The rear garden is West facing and laid to lawn with established trees and shrubs, paved patio area.

### INTEGRAL GARAGE

with metal door to front, internal door to rear lobby.

### MATERIAL INFORMATION

Tenure - Freehold  
Council Tax Band - F














Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C	68		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 Local Authority - West Suffolk

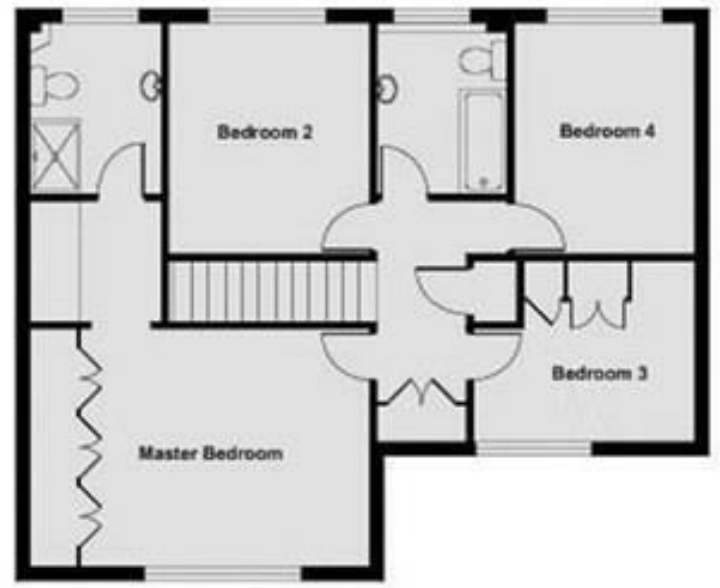








GROUND FLOOR



FIRST FLOOR





Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)



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.