



Oakfields, Newmarket, CB8 8HP

CHEFFINS

Plot 9, Oakfields

Newmarket,
CB8 8HP

- Exclusive Gated Development
- 2 Double Bedrooms
- Integrated Appliances
- Open Plan Living/Kitchen/Dining Room
- Landscaped Communal Grounds
- Within Walking Distance Of The Town Centre And Train Station
- High Specification
- Allocated Parking

A beautifully presented 2 bedroom mid terrace home attractively situated in an exclusive gated development conveniently placed for access to the town centre and major commuter links. The property has been thoughtfully designed with modern living in mind and finished to a high specification and benefits from a stunning open plan fitted kitchen and dining room with views over landscaped communal grounds, there is a large cloakroom and entrance hall on the ground floor and 2 double bedrooms on the first floor with a contemporary family bathroom. Additional features include 2 allocated parking spaces and further guest parking.

2 1 1

Guide Price £380,000





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.

PILLARED ENTRANCE PORCH

With entrance door through to:

RECEPTION HALL

With porcelain tiled flooring, arched sash window to front aspect and stairs rising to first floor.

CLOAKROOM

With contemporary white suite comprising low level WC with concealed flush, hand wash basin with tiled splashback and vanity cupboards below, porcelain tiled flooring, large understairs storage recess.

OPEN PLAN KITCHEN/LIVING AND DINING ROOM

A light and spacious room enjoying a double aspect with arch sash windows, porcelain tiled flooring and utility cupboard. Kitchen comprises a range of high quality contemporary style fitted wall and base units with oak work surfaces incorporating a breakfast bar and inset stainless steel sink with mixer tap and drainer. Fitted white goods including an inset Bosch induction hob with fitted extractor hood above, integrated Bosch double oven and microwave, full height fridge and freezer, dishwasher, wine cooler and washing machine.

FIRST FLOOR

GALLERY LANDING

With arch sash window to front aspect, radiator, access to loft space, airing cupboard housing boiler.

BEDROOM 1

With arched sash window to rear aspect, radiator and bespoke fitted wardrobes with cupboard above.

BEDROOM 2

With arched sash windows to front aspect, radiator and bespoke fitted wardrobes with cupboards over.

BATHROOM

With high quality contemporary white suite comprising panelled bath with wall mounted mains drencher shower and additional hand held directional shower over and tiled surround. Low level WC with concealed flush, hand wash basin with chrome mixer tap and vanity cupboards below, heated towel rail, velux roof window.

OUTSIDE

The properties are approached via wooden electronic gates which in turn lead to an extensive gravelled driveway and parking area of which two spaces are allocated for this property plus additional guest parking.

The communal gardens are attractively landscaped and enjoy a high degree of privacy and seclusion and furthermore include a seating terrace and BBQ area.

AGENTS NOTE

- Service Charge & Ground Rent: The current annual service charge and ground rent amount to £640. The management company has not yet been appointed.
- Ownership & Management Transfer: The properties are freehold, with each property owning a 10% share of the overall freehold. The management company is still currently with the developer, but it will be fully discharged and transferred to the owners of Oakfields once the last plot has been sold and completed.
- Shed Space: we have been advised that one spot remains available, which can be taken by the last occupier.
- Electric Vehicle Charging: The developer has confirmed that occupiers can install a charging point at their dedicated parking space. The cost of charging will be covered under their usual electricity bill.

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - To be assessed.

NOTE: The internal images are of plot number 2 and are representative of the style for plot 9. Please be aware some of the images have been virtually staged.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Guide Price £380,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority –



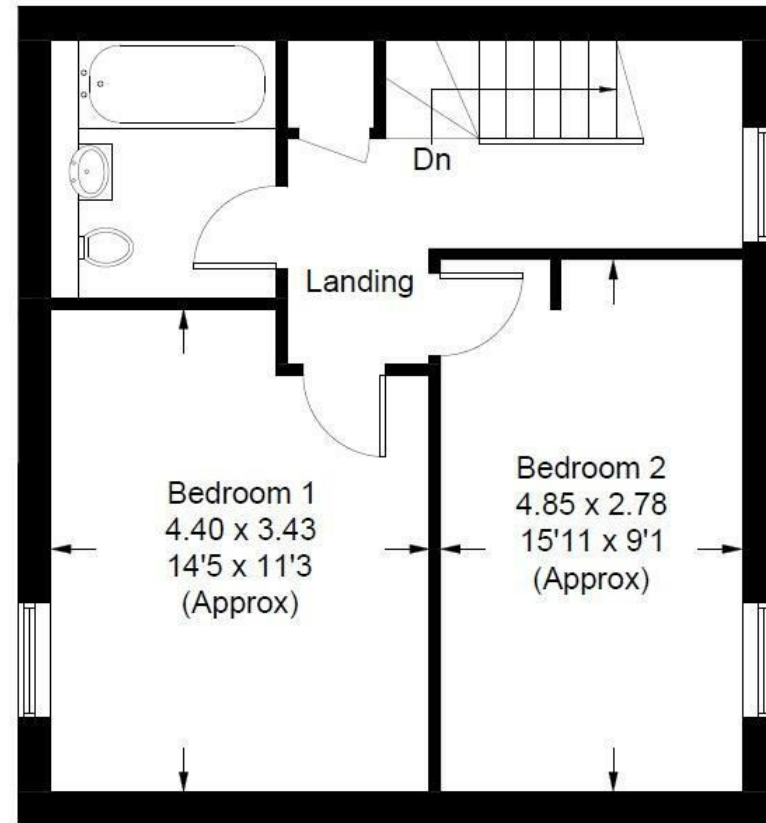


Plot 9, Oakfields

Approximate Gross Internal Area = 86.4 sq m / 930 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | 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.



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