



Whitegates, Newmarket, CB8 8DS

CHEFFINS

Whitegates

Newmarket,
CB8 8DS

3 2 2

Guide Price £440,000

- Sympathetically Extended Property
- 3 Bedrooms
- 2 Reception Rooms
- Excellent Presentation
- Superb Corner Plot
- Landscaped Gardens
- Outbuildings with Potential for Development (stp)
- Attractive Corner Position

A sympathetically extended 3 bedroom semi-detached modern house located in an established residential area and with delightful landscaped gardens extending to approx. 1.16 of an acre. The property is superbly presented throughout and benefits from 2 generous reception rooms, a well equipped fitted kitchen/dining room and a ground floor shower room and utility room. A particular feature is the delightful landscaped gardens to the side and rear with a range of outbuildings with potential for improvement/development (subject to planning) and a large driveway and covered car port.





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 composite entrance door, stairs leading to the first floor, wood effect flooring.

DINING ROOM

with wood effect flooring, folding doors leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

with a well equipped fitted kitchen with base and wall mounted cupboards, Quartz worktops with integrated sink, integrated eye level oven and grill and 4 ring AEG induction hob with extractor hood over, integrated dishwasher, fridge and freezer, breakfast bar with quartz worktop, wood effect flooring, pair of French doors leading to the rear garden.

UTILITY ROOM

with cupboard with Ideal gas fired combination boiler, glazed door leading to the rear garden.

LIVING ROOM

with wood effect flooring, pair of French doors leading to the garden.

SHOWER ROOM

A double aspect room with a walk-in tiled shower cubicle, hand basin, concealed cistern low level WC, tiled walls and flooring, space and plumbing for washing machine.

FIRST FLOOR**LANDING**

with wood effect flooring.

BEDROOM 1

with built-in wardrobes with mirror doors.

BEDROOM 2

with built-in wardrobe.

BEDROOM 3**BATHROOM**

with a feature bath, hand basin with cupboard storage under, low level WC, tiled walls and flooring.

OUTSIDE

The property stands in a corner plot with a large block paved driveway and a pair of gates leading to a covered car port with paved flooring. To the side and rear of the property is a delightful landscaped garden with a substantial fossil sandstone patio area, brick outbuildings offering tremendous potential for updating and development, secret garden area part walled with lawned areas and a hidden covered seating area, further storage area to the rear.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Semi-Detached House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1225

Parking - Driveway & Car Port

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas fired boiler and radiators.

Broadband Connected - Yes

Broadband Type - Fibre to the cabinet

Mobile Signal/Coverage - Likely





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

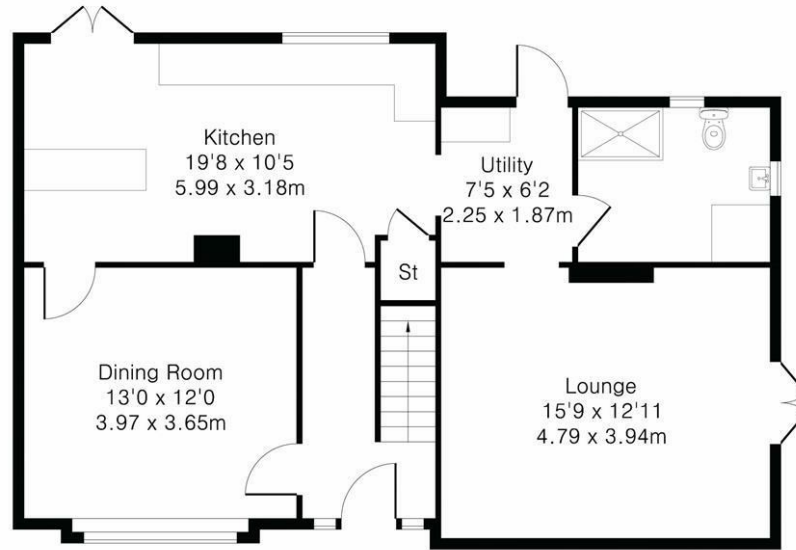


Guide Price £440,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk

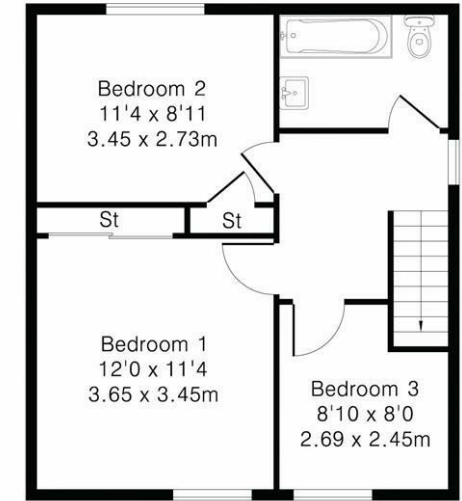




Approximate Gross Internal Area 1225 sq ft – 113 sq m
 Ground Floor Area 779 sq ft – 72 sq m
 First Floor Area 446 sq ft – 41 sq m



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.

