



Paddocks Drive, Newmarket, CB8 9BE

CHEFFINS

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Newmarket,
CB8 9BE

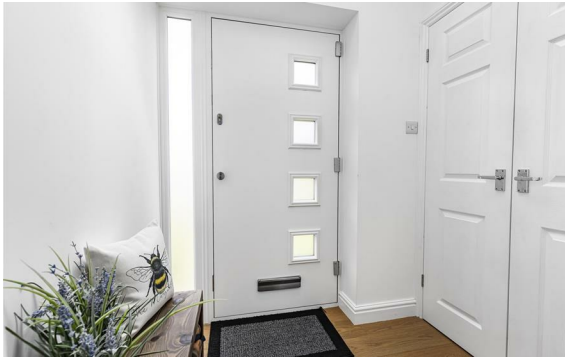
- Detached Modern Home
- 3/4 Bedrooms – 1 Ensuite
- Double Aspect Living Room
- Kitchen/Dining Room
- Attractive Large Garden
- Sought After Town Location

A sympathetically extended 3/4 bedroom detached character home forming part of an established and well regarded development South of the town centre. The property is superbly presented throughout with a number of double aspect rooms and with 3 double bedrooms, an ensuite and a bathroom on the first floor. A particular feature of the property is the established South West facing large rear garden.

4 2 1



Guide Price £575,000



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.

HALLWAY

with part glazed composite door, oak wood flooring, laundry cupboard with space and plumbing for washing machine and wall mounted Vaillant boiler, vaulted ceiling with velux window.

INNER HALLWAY

Open plan with the kitchen with solid oak wood flooring, stairs leading to the first floor.

CLOAKROOM

with hand basin, low level WC, oak wood flooring.

KITCHEN/DINING ROOM

An attractive double aspect room with an oak fitted kitchen with fitted base and wall mounted units, stainless steel dual fired range with splashback and chimney style extractor hood, oak wood flooring, pair of French doors leading to the rear garden.

SITTING ROOM

A delightful triple aspect room with views of both front and rear gardens.

STUDY/BEDROOM 4**FIRST FLOOR****LANDING****BEDROOM 1**

A double aspect room with built-in wardrobes.

ENSUITE SHOWER ROOM

with tiled shower cubicle, hand basin, concealed cistern low level WC, tiled flooring with under floor heating.

BEDROOM 2

A double aspect room with built-in wardrobes.

BEDROOM 3**BATHROOM**

with a white suite comprising a jacuzzi bath, hand basin, low level WC, tiled shower cubicle, wood flooring.

OUTSIDE

The property forms part of a contemporary 1960's development featuring established open plan front gardens approached by a pedestrian access via Paddocks Drive.

To the rear of the property is a delightful established South West facing garden laid to lawn with a wealth of established trees, shrubs and hedge border, block paved patio areas and pathways leading to a pedestrian gated rear access. The rear approach to the property leads to a communal parking area with access to a garage and 2 adjoining allocated parking spaces.

GARAGE

with up and over door to the front.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Breeze blocks

Number & Types of Room - Please refer to the floorplan

Square Footage - 1097.92

Parking - Garage and 2 Allocated spaces

Heating sources - Gas central heating

For more information on this property, please refer to the Material Information Brochure on our website.



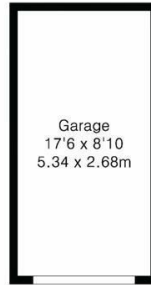
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - West Suffolk







Approximate Gross Internal Area 1112 sq ft – 103 sq m
 Ground Floor Area 581 sq ft – 54 sq m
 First Floor Area 531 sq ft – 49 sq m
 Garage Area 154 sq ft – 14 sq m



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.

