



Malcolm Way, Newmarket, CB8 7DX

CHEFFINS

Malcolm Way

Newmarket,
CB8 7DX

4 2 2

Guide Price £595,000

- Sympathetically Updated & Re-Designed House
- 4 Bedrooms - 1 Ensuite
- Open Plan Kitchen/Dining/Family Room
- Excellent Presentation Throughout
- Delightful Established Gardens
- Sought After Town Location

An exceptional modern 4 bedroom detached house standing in a highly regarded residential area with attractive views to the rear over a working stable yard. The property has been cleverly re-designed and is superbly presented throughout with the benefit of an exceptional triple aspect open plan kitchen/dining/family room, a double aspect living room and 4 bedrooms, 1 ensuite and a family bathroom on the first floor. Additional features include a large driveway leading to a double garage and a delightful established landscaped garden to the rear.





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 PORCH

with tiled flooring, built-in cloaks cupboard.

HALLWAY

with stairs leading to the first floor, wood effect flooring.

CLOAKROOM

with a low level WC, hand basin with cupboard storage, tiled flooring.

LIVING ROOM

an attractive double aspect room with a pair of French doors overlooking the rear garden.

KITCHEN/DINING/FAMILY ROOM

a delightful triple aspect room offering an excellent living space with a well equipped modern fitted kitchen with a range of fitted base and wall mounted cupboards, integrated Neff stainless steel oven plus a combination microwave and oven, 4 burner gas hob with extractor hood over, integrated dishwasher, wood effect flooring, integral door leading to the garage and 2 pairs of French doors leading to the rear garden.

FIRST FLOOR

LANDING

with a heated cupboard.

BEDROOM 1

with fitted wardrobes, wood effect flooring.

ENSUITE SHOWER ROOM

with a modern suite comprising a tiled shower cubicle, hand basin, low level WC, tiled flooring.

BEDROOM 2

with fitted wardrobes, wood effect flooring.

BEDROOM 3

with wood effect flooring.

BEDROOM 4

with wood effect flooring.

BATHROOM

with a modern suite comprising a bath with shower over, hand basin and low level WC, tiled flooring.

OUTSIDE

The property forms part of a sought after and established residential development in a favoured location on the North side of town and with excellent access to the local amenities.

The property is set back from the road with a large open plan front garden and a long driveway leading to the front entrance door with an open plan covered entrance porch.

A gated side access leads around to a delightful South facing landscaped garden with a wealth of established trees and shrubs, ornamental structural features and a large patio area.

DOUBLE GARAGE

To the right hand side of the property and with electrically operated metal up and over door to the front, housing a modern gas fired central heating boiler and a pressurised hot water cylinder serving the hot water and central heating system.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached House

Property Construction - Brick walls and tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1334.72


Parking - Double Garage & Driveway

Heating sources - Gas central heating (Dual control heating, one for the Bathroom/Shower room and one for the rest of the house)

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





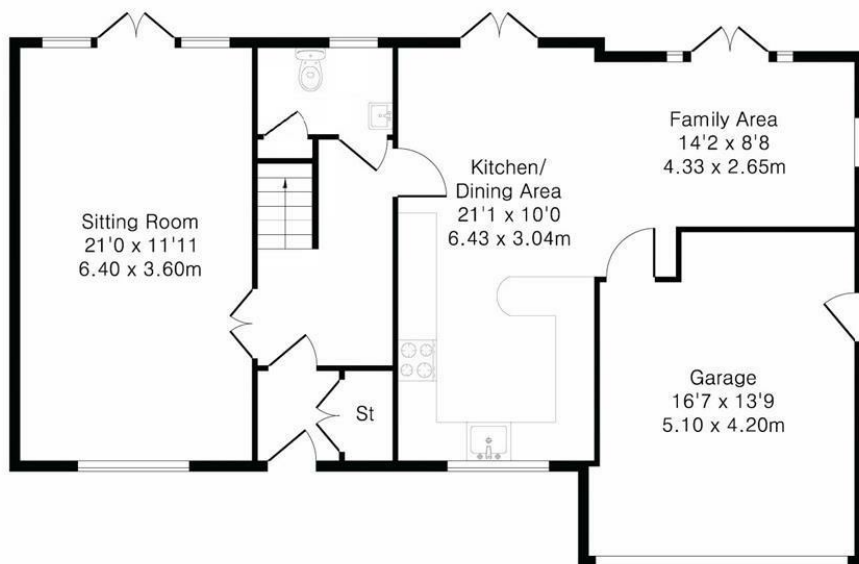
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



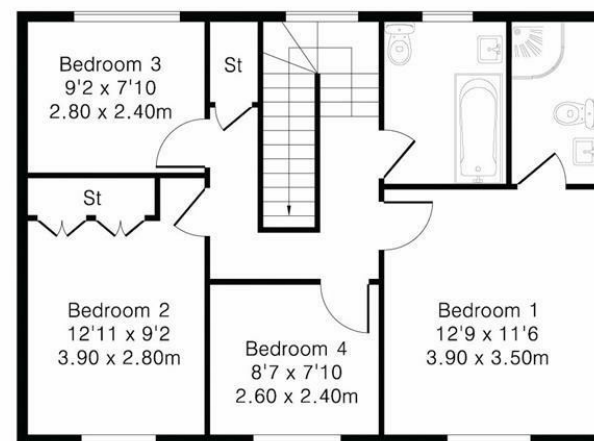
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 Local Authority - West Suffolk



Approximate Gross Internal Area 1442 sq ft – 134 sq m
 Ground Floor Area 786 sq ft – 73 sq m
 First Floor Area 656 sq ft – 61 sq m
 Garage Area 204 sq ft – 19 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.