



Andrew Road, Newmarket, CB8 0DG

CHEFFINS

Andrew Road

Newmarket,
CB8 0DG

- Extended 3 Bedroom Bungalow
- Finished to a High Standard
- Enclosed Rear Garden
- Well Thought-Out Layout
- Quiet Location
- Off Road Parking

A beautifully presented modern semi-detached bungalow in this quiet, central location. The current owners have carefully extended and added a very contemporary design to the main living area's. The garden is low maintenance and has a pergola that covers the patio. This property must be seen to be fully appreciated.

3 2 1

Guide Price £355,000





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 entrance door, wood laminate flooring, access to the loft space, storage cupboard, spotlights to ceiling.

LIVING ROOM

open plan with the kitchen with wood laminate flooring, 4 velux roof lights, spotlights, feature radiator, a double glazed window to the rear with fitted internal blinds, double glazed French doors leading into the rear garden with fitted internal blinds.

KITCHEN

with a range of base and wall mounted units with work surfaces over with plinth lighting, stainless steel sink and drainer, tiled splashbacks, integrated dishwasher, space for a Range style oven with extractor hood over, space for fridge/freezer, radiator, utility cupboard with space and plumbing for washing machine and space for tumble dryer.

BEDROOM 1

with a radiator, built-in wardrobes, double glazed window to the front aspect.

ENSUITE SHOWER ROOM

with a double width shower cubicle with drencher style shower over, low level WC, pedestal wall mounted wash hand basin, tiled floor and surrounds, spotlights.

BEDROOM 2

with a radiator, built-in cupboard and wardrobe, double glazed window to the front aspect.

BEDROOM 3

with a radiator, double glazed window to the side aspect with fitted internal blinds.

BATHROOM

with a vanity unit with wash hand basin, low level WC, side panel bath with shower over, tiled floor and surrounds, spotlights, heated towel rail, obscure double glazed window to the side aspect.

OUTSIDE

To the front is mainly laid to gravel with a driveway providing off-road parking for several cars and raised flower beds. A gate to the side leads to a block paved area with a storm porch to the front door, cycle shed and bin store.

To the rear of the property is an enclosed garden by panel fencing mainly laid to astro turf, raised patio with pergola, electric power points, access to the large garden shed (formerly the garage) with power and light, recessed soffit lighting.

Sales Agents Notes

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		86
(81-91) B	72	
(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	

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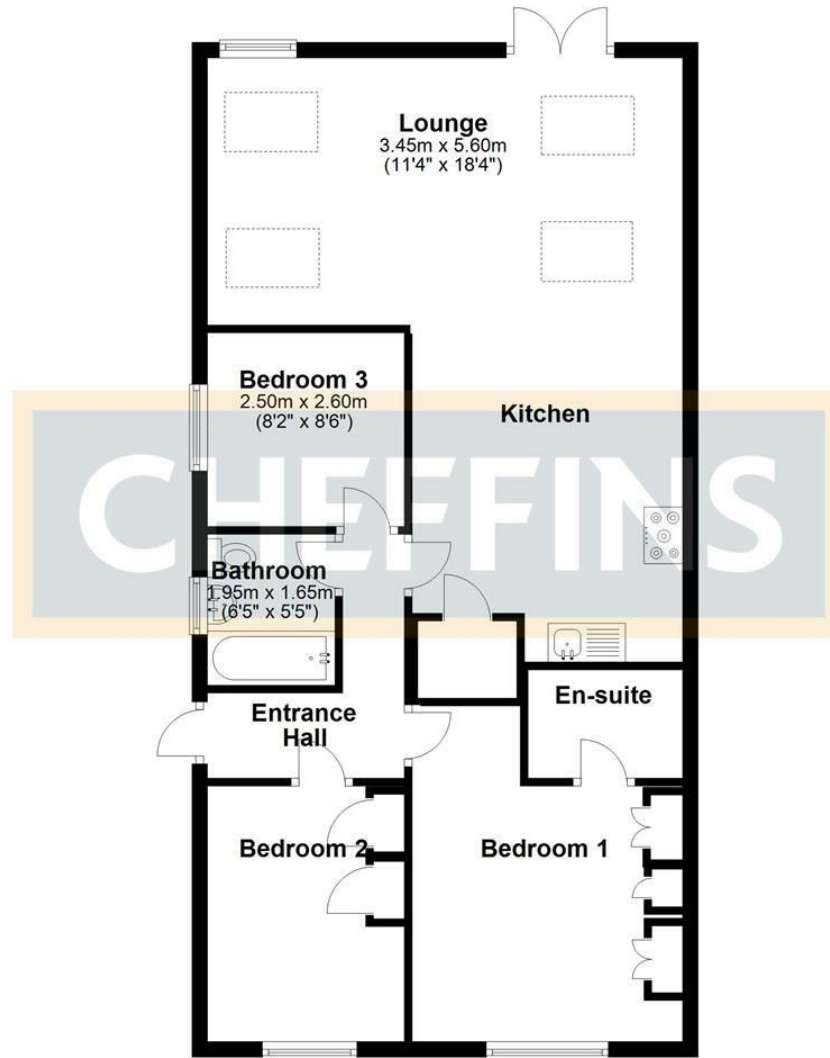
Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

Ground Floor

Approx. 76.2 sq. metres (820.1 sq. feet)



Total area: approx. 76.2 sq. metres (820.1 sq. feet)

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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.