



Ashley Road, Newmarket, CB8 8DA

CHEFFINS

Ashley Road

Newmarket,
CB8 8DA

- 3 Bedroom Semi-Detached House
- Open Plan Kitchen/Living/Dining Room
- Separate Living Room
- Boot Room/Utility Area
- Views over Paddocks
- Large Driveway

A beautifully presented and extended 3 bedroom semi-detached property standing in a highly regarded location with far reaching views over stud paddocks. The property includes an impressive open plan kitchen/living/dining room with bi-folding doors to the garden, a separate sitting room, a boot room/utility area and 3 bedrooms and a superb shower room on the first floor. The impressive rear garden is mainly laid to lawn and has a wonderful terrace area, to the front is a large driveway providing off-road parking for several vehicles. Viewing Recommended.

 3  1  2

Guide Price £450,000





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.

RECEPTION HALL

with a solid wooden glazed entrance door, engineered oak wood flooring, stairs rising to the first floor, radiator.

CLOAKROOM

with white suite comprising low level WC with concealed flush, hand wash basin with tiled splashbacks, radiator, engineered oak wood flooring, privacy glazed window to the side aspect.

LIVING ROOM

13'5 x 11'5
with double glazed wooden windows to the front aspect with views over Paddock land, engineered oak wood flooring, radiator, picture rail, built-in shelving, cast iron wood burning stove with tiled hearth.

BOOT ROOM/UTILITY AREA

11'9 x 6'1
comprises a range of modern fitted wall and base units with work surfaces over, circular stainless steel sink with mixer tap, washing machine and dryer, laminate flooring, solid wooden entrance door to the front and rear, Velux roof light.

LIVING/KITCHEN/DINING AREA

open plan room (4.08m x 3.22m (max) & 2.30m x 2.06m) with engineered oak wood flooring, bi-fold doors to the garden, bespoke wood burning stove with tiled hearth.

Kitchen area (4.97m x 3.46m) comprises a range of fitted base and wall mounted units with Veneer top work surfaces, stainless steel butler style sink with mixer tap, inset 4 ring induction hob with fitted extractor hood over with tiled splashbacks, bespoke fitted pantry cupboard with integrated Siemens waist height combi oven and grill with plate warmer below, integrated Siemens dishwasher, integrated fridge/freezer, triple velux roof light, picture rail, fitted Fujitsu air conditioning unit.

FIRST FLOOR

LANDING

with glazed window to the side aspect, access to the loft space (professionally boarded for additional storage with a pull down ladder).

BEDROOM 1

13'5 x 10'7
with corner bay window to the front aspect with views over paddock land, built-in wardrobe, radiator, air con & heating, picture rail, cast iron decorative Victorian fireplace.

BEDROOM 2

13'5 x 10'7
with cast iron decorative Victorian fireplace, radiator, air con & heating, picture rail, secondary glazed window to the rear aspect with views over the garden.

BEDROOM 3

7'6 x 6'9
with secondary glazed window to the front aspect with views over paddock land, radiator, air con & heating, picture rail.

FAMILY SHOWER ROOM

with contemporary white suite comprising low level WC with wall mounted concealed dual flush, hand wash basin with vanity drawers below, walk-in double shower with wall mounted drencher shower and wall mounted chrome controls, wall mounted floor to ceiling heated towel rail, tiled walls, tiled flooring with under floor heating, privacy glazed window to the rear aspect.

OUTSIDE

The property is approached via a gravel driveway with parking for 4 vehicles boarded by hedgerow, an area laid to lawn and well stocked flower and shrub beds.

The rear garden is of a generous size and is mainly laid to lawn with an array of well stocked mature borders of trees and shrubs, timber shed, paved terrace area.

SALES AGENTS NOTES

Please note there is a small strip of garden land to the left of the shed at the rear of the garden which is not owned or registered to 22 Ashley Road.

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			
(81-91) B			82
(69-80) C		65	
(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		



Guide Price £450,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire







Approx. gross internal floor area 103 sqm (1100 sqft)

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