



Stretton Avenue, Newmarket, CB8 8BN

CHEFFINS

Stretton Avenue

Newmarket,
CB8 8BN

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Guide Price £595,000

- Large Driveway, Carport & Garage
- Impressive Open Plan Kitchen/Family Room
- Utility Room
- Re Fitted En-suite
- Two Large Bedrooms
- Solar Panels
- Situated In The Heart Of Newmarket
- Gas Central Heating

An Impressive two double bedroom detached bungalow situated centrally in the well manicured gardens with a large gated driveway leading to a carport and detached garages. The bungalow is in a sought after residential area South of the town centre. The property benefits from





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 2 double glazed French doors opening to the front, 2 inner doors into the inner hallway.

INNER HALLWAY

with 2 radiators, Karndean flooring, storage cupboard housing the hot water cylinder and the gas boiler, further storage cupboard, window to the front aspect.

LIVING/DINING ROOM

A double aspect room with windows to the side and rear, 3 radiators, stone fireplace with gas fire, patio doors opening onto the rear garden.

FAMILY BATHROOM

with a 3 piece suite comprising a built-in bespoke bath, large pedestal wash hand basin, low level WC, fully tiled walls, inset spotlights, radiator, heated chrome towel rail, 2 windows to the side.

BEDROOM 2

with a radiator, window to the side aspect.

BEDROOM 1

A double aspect room with windows to the front and side, radiator, built-in furniture, inset spotlights.

ENSUITE BATHROOM

A recently re-fitted 4 piece suite comprising a jacuzzi jet bath, low level WC, large walk-in shower with fully tiled walls, vanity wash hand basin, vinyl

flooring, inset spotlights, heated chrome towel rail.

KITCHEN

Open plan with the conservatory/family room with a range of matching wall and base units with integral appliances including full length fridge and full length freezer, dishwasher and built-in eye level double oven, a 1.5 bowl stainless steel sink with mixer tap and hot tap, electric induction hob with extractor hood over, pull out carousel corner cupboard, pull out spice rack, integral wine fridge, inset spotlights, radiator, Karndean flooring.

UTILITY ROOM

with a range of matching wall and base units with ceramic 1.5 bowl sink unit with mixer tap, tiled splashbacks, radiator, loft access, Karndean flooring, window to the rear aspect.

CONSERVATORY/FAMILY ROOM

A brick plinth construction with uPVC double glazed windows, French doors to the rear and a side access door, vaulted ceiling with inset spotlights, Karndean flooring, radiator.

REAR PORCH

with door to the front, windows to the side aspect.

OUTSIDE

The bungalow sits central to the plot and benefits from a large block paved

driveway with parking for 8-10 cars accessed via iron double gates, electric car charging point and solar panels to the south elevation of the roof.

The enclosed rear garden has a large sun patio, a timber built shed with double doors, side area laid to lawn with mature flower and shrub borders, gated access with a block paved pathway.

DETACHED GARAGE

with up and over door, window to the side, power and light.

To the rear of the garage is a cloakroom comprising a low level WC, window to the side and tiled flooring.

CAR PORT

with security lighting.

SECOND DETACHED GARAGE


with up and over door, window to the side, power and light.

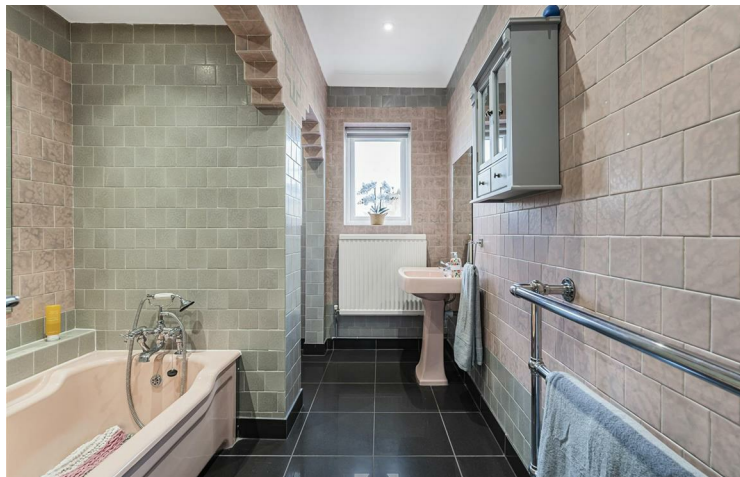
SALES AGENTS NOTES

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		83	89
(81-91) B			
(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		



Guide Price £595,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambridgeshire District Council

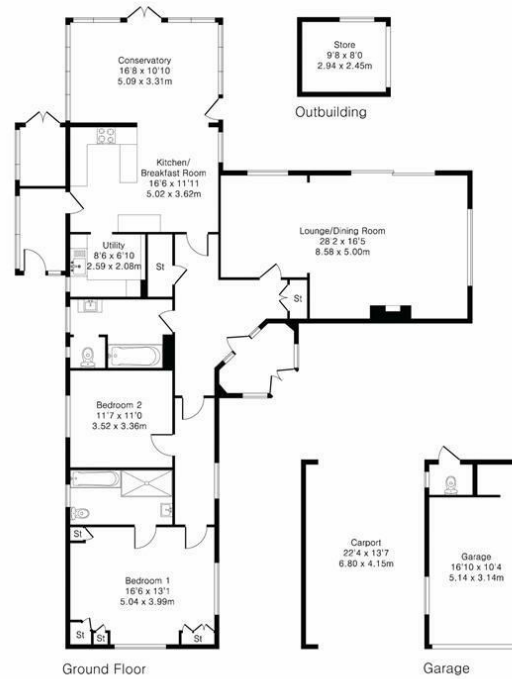


Approximate Gross Internal Area 1908 sq ft - 177 sq m

Ground Floor Area 1830 sq ft – 170 sq m

Garage Area 218 sq ft – 20 sq m

Outbuilding Area 78 sq ft – 7 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.



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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.