



Leaders Way, Newmarket, CB8 0DP

CHEFFINS

Leaders Way

Newmarket,
CB8 0DP

- Modern Detached Bungalow
- 2 Bedrooms
- Refitted Kitchen & Bathroom
- Enclosed Rear Garden
- Garage & Carport
- Quiet Cul-de-Sac Location
- EV Car Charging Point

A modern detached bungalow situated at the end of a quiet cul-de-sac located in this sought after and popular development. The accommodation includes an entrance hall, living room, 2 bedrooms and a refitted kitchen and bathroom. Externally the property features an enclosed rear garden, a private driveway with a carport and garage. Viewing Recommended.

2 1 1



Guide Price £350,000



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 to the side aspect, laminate flooring, access to the loft space, built-in storage cupboard.

KITCHEN

A lovely refitted kitchen with a range of matching wall and base units with work surfaces over, ceramic sink, tiled splashbacks, built-in electric oven with Neff 4 ring hob and extractor hood over, space and plumbing for appliances, tiled flooring, inset spotlights, large full length window to the front aspect and further window to the side aspect.

LIVING ROOM

with laminate flooring, floor to ceiling radiator, full length window to the front aspect.

BEDROOM 1

with fitted wardrobes, laminate flooring, radiator, window to the rear aspect.

BEDROOM 2

with laminate flooring, radiator, window to the rear aspect.

BATHROOM

A re-fitted suite comprising a side panel bath with shower over and glass screen, vanity wash hand basin, low level WC, heated towel rail, tiled flooring, half tiled walls, inset spotlights, window to the side aspect.

OUTSIDE

To the front of the property are attractive gardens enclosed by hedgerows with an area laid to lawn, a cherry tree, shingled borders and a hardstanding driveway with iron bar gates leading to a covered car port with EV car charging point.

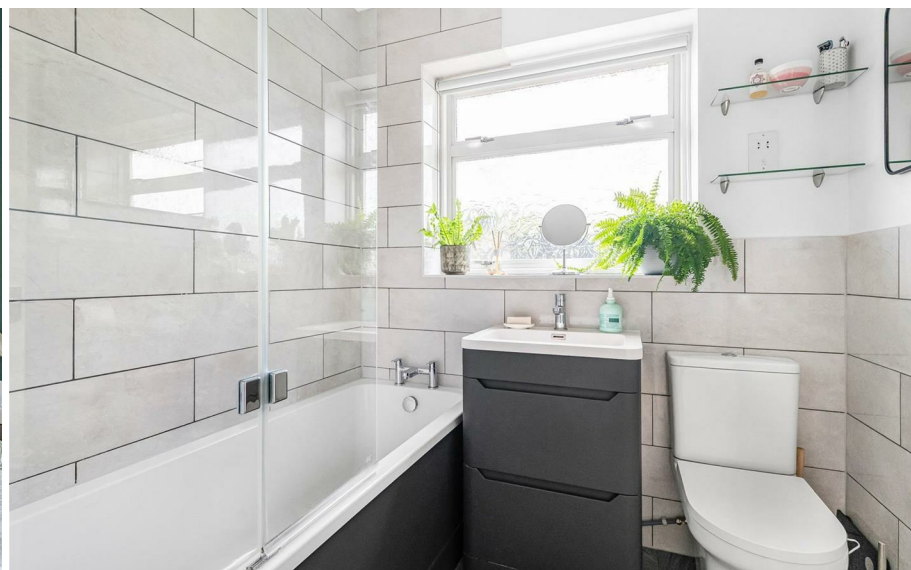
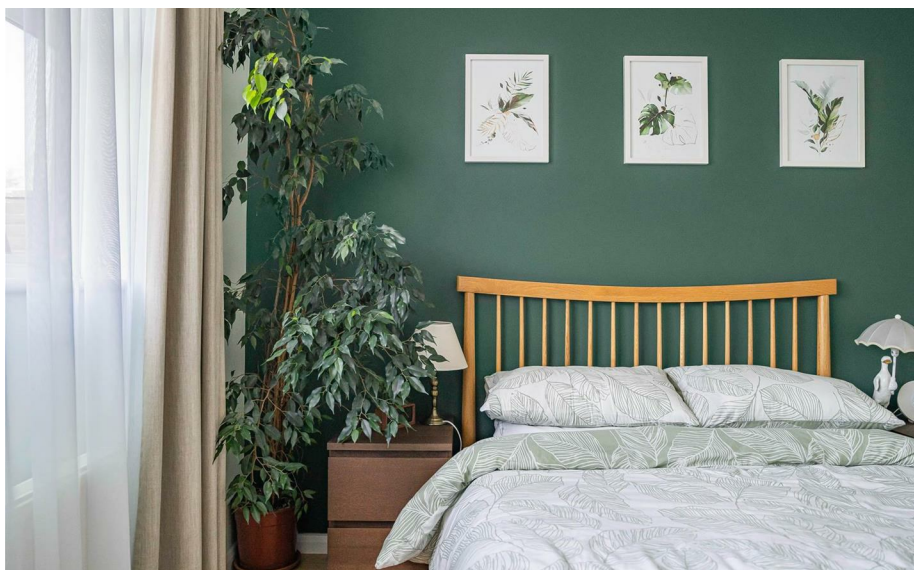
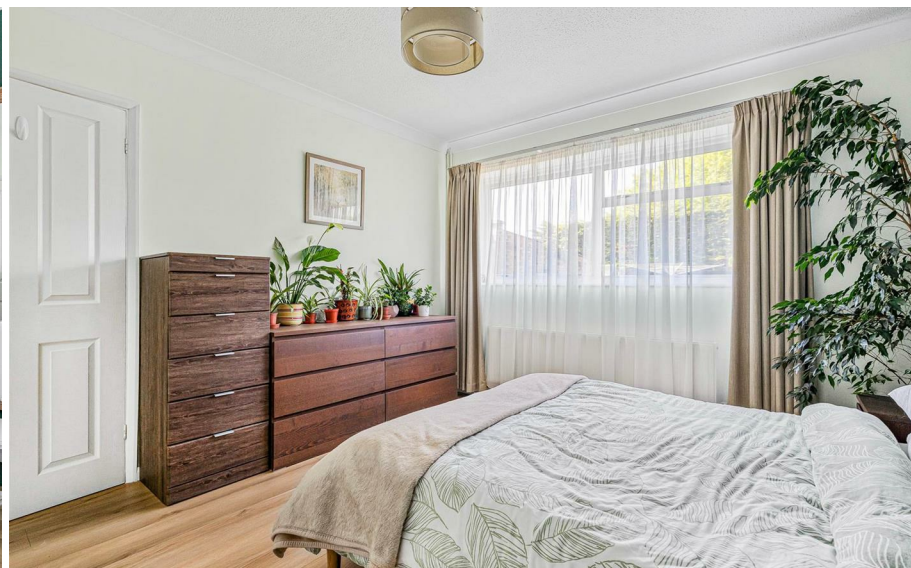
The rear garden is enclosed by timber fencing, mainly laid to lawn with a patio seating area, vegetable patch with raised planters, greenhouse, flower and shrub borders and fruit trees.


GARAGE

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

SALES AGENTS NOTES

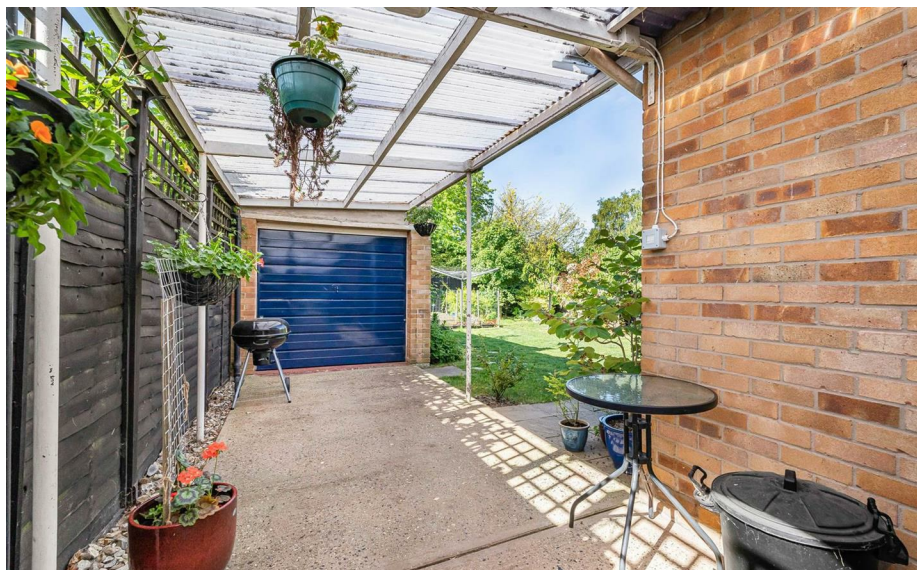
For more information on this property, please refer to the Material Information Brochure on our website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

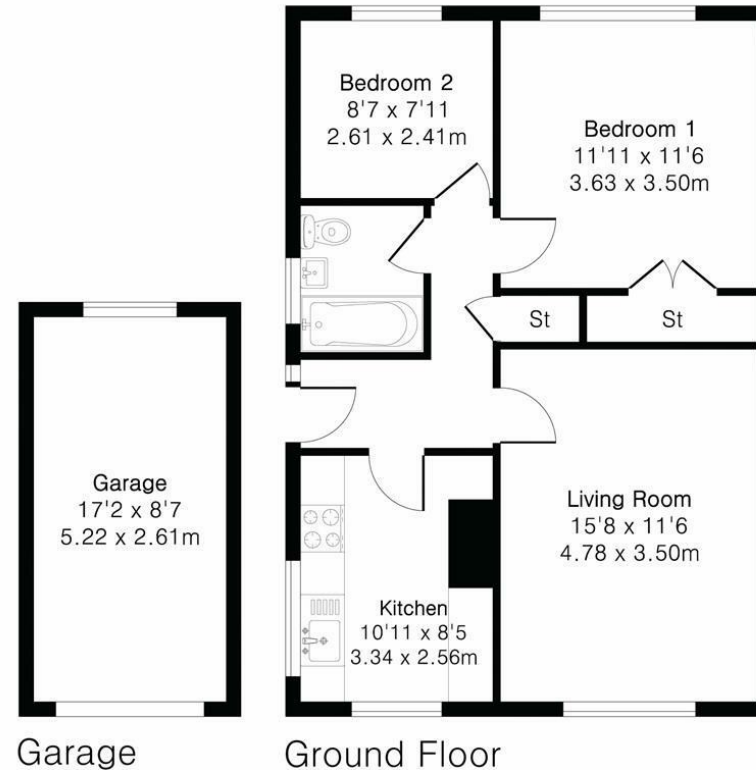
Guide Price £350,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk





Approximate Gross Internal Area 618 sq ft - 57 sq m

Garage Area 147 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

