



Duchess Drive, Newmarket, Cambridgeshire, CB8 8AL

CHEFFINS

Duchess Drive

Newmarket,
Cambridgeshire,
CB8 8AL

- Individual Detached House
- 4 Bedrooms – 1 Ensuite
- Kitchen/Dining/Family Room
- Separate Living Room
- Integral Garage & Large Driveway
- Enclosed Rear Garden
- Sought After Location

A well presented 4 bedroom detached home located in a highly desirable residential area on the south side of the town centre. This impressive property offers a spacious and light-filled kitchen/dining/family room, a separate living room, utility room and cloakroom, a family bathroom and an ensuite shower room. Externally, the home features an integral garage, large driveway and an enclosed rear garden with a raised seating area. Viewing recommended.

4 2 2

Guide Price £650,000





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 PORCH

with a composite entrance door, full length glazed side screens, a built-in storage cupboard, built-in under stairs cupboard and a further large storage cupboard, stairs leading up to the first floor, engineered oak wood flooring, full length radiator, inset spotlights.

CLOAKROOM

with a low level WC, vanity wash hand basin, tiled walls and tiled splashbacks, radiator, inset spotlights, extractor fan, engineered oak wood flooring.

KITCHEN/DINING/FAMILY ROOM

A light-filled double aspect room with bi-folding doors to the rear and windows to the side and rear aspects, 3 full length radiators, inset spotlights, engineered oak wood flooring.

The kitchen comprises a range of base units with a centre island with breakfast bar, integral appliances include microwave, oven and integral dishwasher, Belfast style sink with herringbone tiled splashbacks.

UTILITY ROOM

with a built-in storage cupboard housing the oil boiler and water cylinder, stainless steel sink unit, space and plumbing for washing machine, integral door into the garage, radiator, door to the rear aspect.

LIVING ROOM

with an open fireplace with marble hearth and stone surround, French doors opening onto the front aspect, full length glazed window, double doors opening into the kitchen area, built-in storage unit, inset spotlights, engineered oak wood flooring, 2 radiators.

FIRST FLOOR**LANDING**

with a large window overlooking the front, access to the loft space, radiator.

BEDROOM 1

with a window to the rear aspect, radiator, built-in storage cupboard.

ENSUITE SHOWER ROOM

with a vanity wash hand basin, low level WC, shower cubicle, chrome heated towel rail, tiled walls and tiled flooring, window to the front aspect.

BEDROOM 2

with a radiator, built-in storage cupboard, laminate flooring, window to the rear aspect.

BEDROOM 3

with a radiator and window to the rear aspect.

BEDROOM 4/STUDY

with engineered oak wood flooring, radiator and a window to the front aspect.

FAMILY BATHROOM

A four piece suite comprising a low level WC, wall mounted wash hand basin, side panel bath with mixer taps over, shower cubicle, inset spotlights, fully tiled walls and flooring, chrome heated towel rail, window to the front aspect.

OUTSIDE

To the front of the property is a good sized driveway accessed via a 5 bar gate with space for 5 vehicles. The remainder of the front is laid to lawn with mature shrub borders and with access to the side of the property.

To the rear is a large raised patio seating area with porcelain tiles and steps leading down to a laid to lawn garden with mature shrub borders and enclosed by hedgerows and timber fencing.

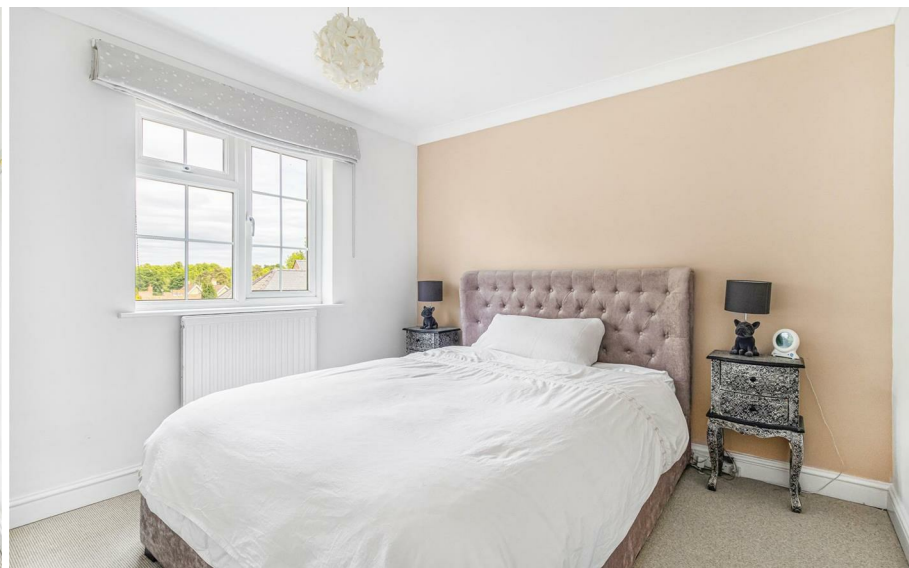
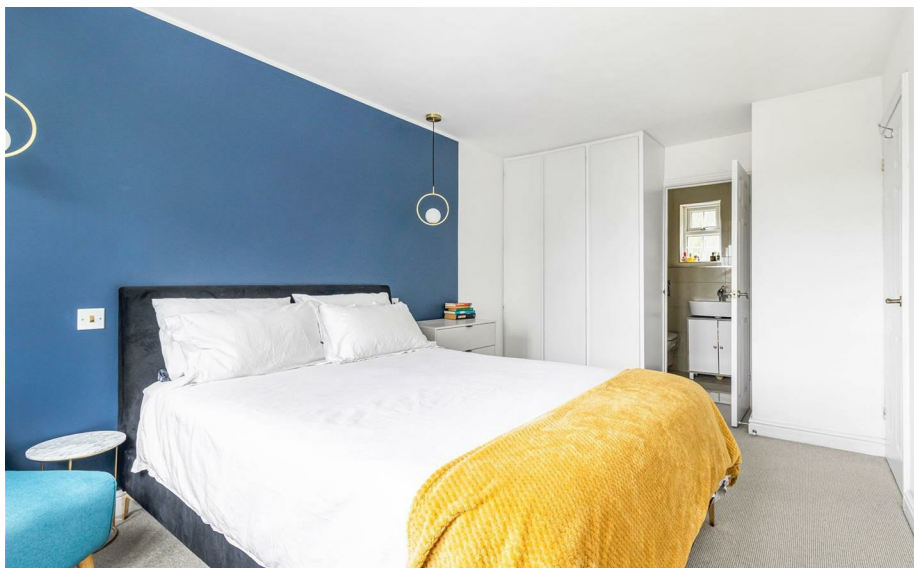
INTEGRAL GARAGE


with an up and over door, power and light, rear access door.

SALES AGENTS NOTES

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

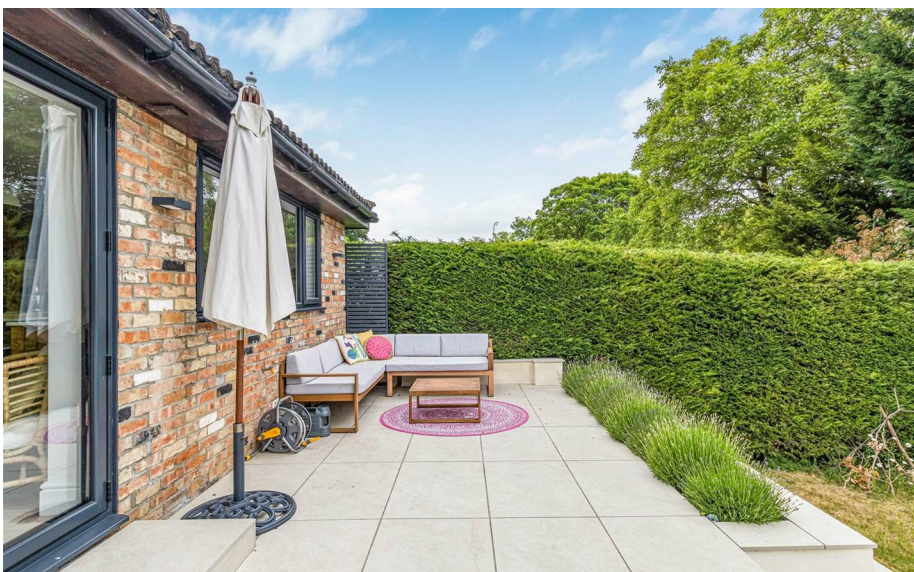


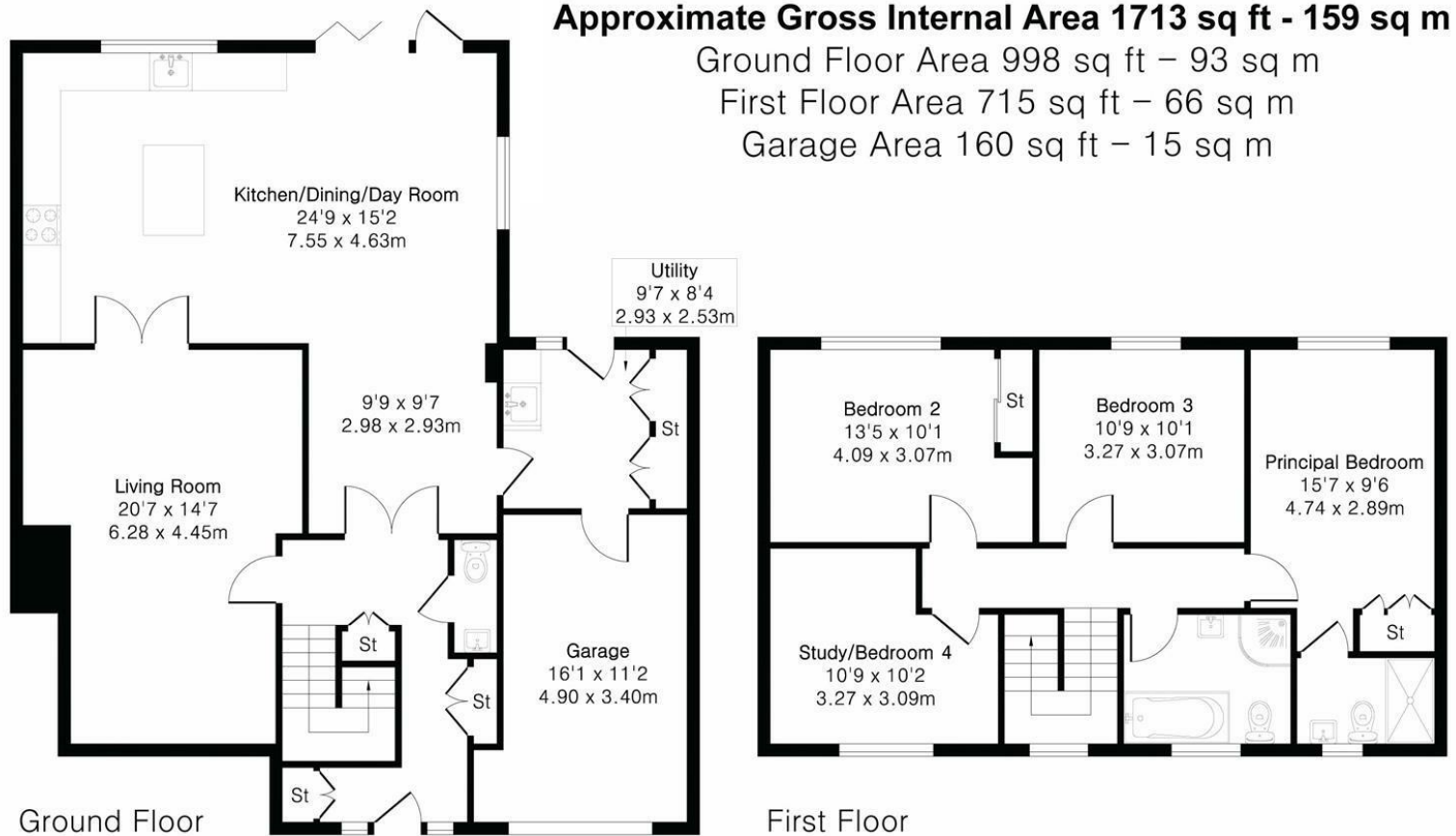


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £650,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire







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.

