Parkers Walk, Newmarket, CB8 7AS

CHEFFINS

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Offers In Excess Of £250,000

A well-proportioned, semi detached home situated in a popular development overlooking a green. The property enjoys a low-maintenance, west facing garden and garage en-bloc.

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.

GROUND FLOOR

ENTRANCE HALL
Double glazed door and window to the front aspect, two large built-in storage cupboards, one housing the Worcester gas fire boiler and the utility meters. Doors to adjoining rooms.

CLOAKROOM
Comprising pedestal wash basin, low level WC, tiled splashbacks and double glazed window to the side aspect.

LOUNGE/DINING ROOM
A dual aspect room with double glazed window to the front, double glazed window to the rear and French doors opening to the rear garden. Staircase rising to the first floor.

KITCHEN
Fitted with a matching range of wall and base units with work surface over, tiled splashbacks, stainless steel sink with mixer tap, space for electric cooker with extractor hood over, space for fridge freezer and space and plumbing for washing machine. Double glazed window and door opening to the rear garden.

FIRST FLOOR

LANDING
Double glazed window to the front aspect.

BEDROOM 1
Double glazed window to the rear aspect and built-in wardrobes.

BEDROOM 2
Double glazed window to the rear aspect.

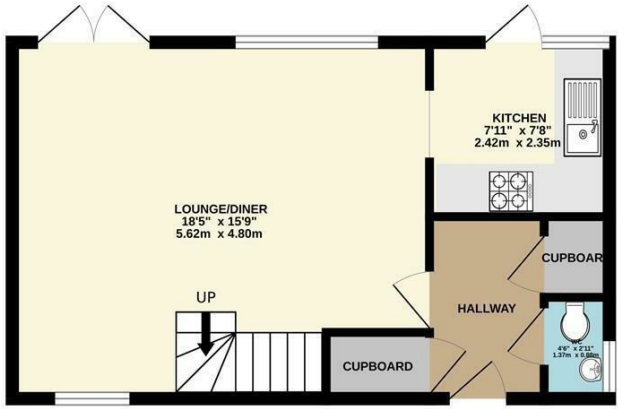
BEDROOM 3
Double glazed window to rear aspect.

BATHROOM
Three piece suite comprising low level WC, pedestal wash basin, shower enclosure with chrome attachments, tiled walls and double glazed window to the front aspect.

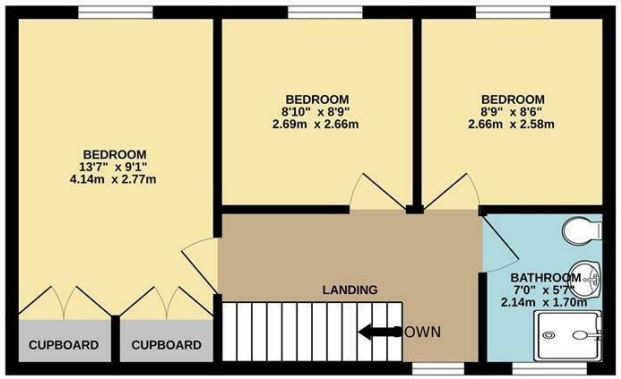
GARDEN
To the front of the property the garden is enclosed by hedge borders, with gravelled areas and pathway leading to the entrance door. There is gated access to the low maintenance rear garden which is laid with an artificial lawn with mature flower and shrub borders, patio seating area, timber built shed, greenhouse and enclosed by timber fencing. In addition, there is a garage en-bloc.

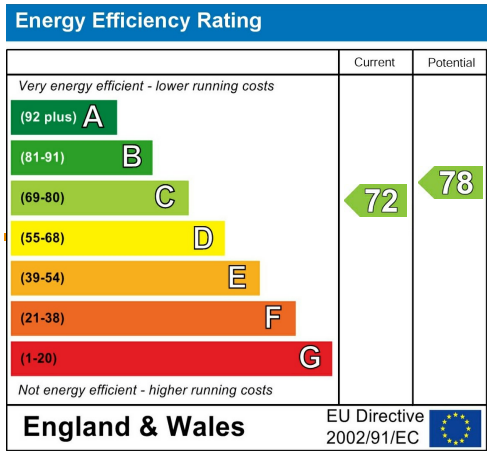
SALES AGENTS NOTES
For more information on this property, please refer to the Material Information Brochure on our website.

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.





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TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers In Excess Of £250,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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