



Wyndham Way, Newmarket CB8 7DS

Offers Over £400,000

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Wyndham Way, Newmarket CB8 7DS

A rather special modern and detached bungalow nestling within this sought after and highly regarded area and in striking distance of all local amenities.

Extended and skilfully improved over the years, this bungalow offers accommodation to include entrance hall, impressive living room/sitting room, conservatory/garden room, kitchen/dining room, two double bedrooms and family bathroom. Benefiting from gas heating and double glazing.

Externally the property offers a delightful fully enclosed garden and garage facilities.

Entrance Hall

With doors leading to living/dining room, bathroom and both bedrooms.

Kitchen 15'6" x 10'4" (4.73m x 3.15m)

Modern range of fitted eye and base level cupboards with worktop over, with incorporated breakfast bar seating. Composite sink and drainer with mixer tap over. Integrated oven with inset induction hob and stainless steel extractor above. Integrated dishwasher. Integrated undercounter fridge. Space and plumbing for washing machine. Built-in pantry cupboard. Dual windows to the rear aspect. Doors leading to dining room, conservatory and garage.

Living/Dining Room 16'6" x 10'11" & 14'6" x 9'3" (5.03m x 3.33m & 4.44m x 2.84m)

Well presented, spacious living/dining room with window to the front aspect and French doors leading to the conservatory. Radiator. Glazed door to entrance hall. Door to kitchen.

Conservatory 13'7" x 9'11" (4.16m x 3.04m)

With views over the rear garden. French doors leading to dining room. Door to rear garden.

Bedroom 1 12'3" x 12'3" (3.74m x 3.74m)

Spacious room with window to the rear aspect. Radiator. Door to entrance hall.

Bedroom 2 12'3" x 12'0" (3.75m x 3.66m)

Spacious room with window to the front aspect. Radiator. Door to entrance hall.

Bathroom

Generous bathroom with white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage and counter, corner bath and walk-in shower. Attractively tiled throughout. Obscured window. Radiator. Door to entrance hall.

Garage 16'3" x 16'3" (4.96m x 4.96m)

Electric up and over door. With power and light. Space and plumbing for washing machine.

Outside - Front

Block paved driveway leading to garage. Low boundary wall and gate to the front with some mature planting. Access gate to the rear garden.

Outside - Rear

Mainly laid to lawn with a variety of established planting to the borders. Generous patio seating area. Timber shed. Door to conservatory. Access gate to the front.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the

floorplan

Square Meters - 90 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

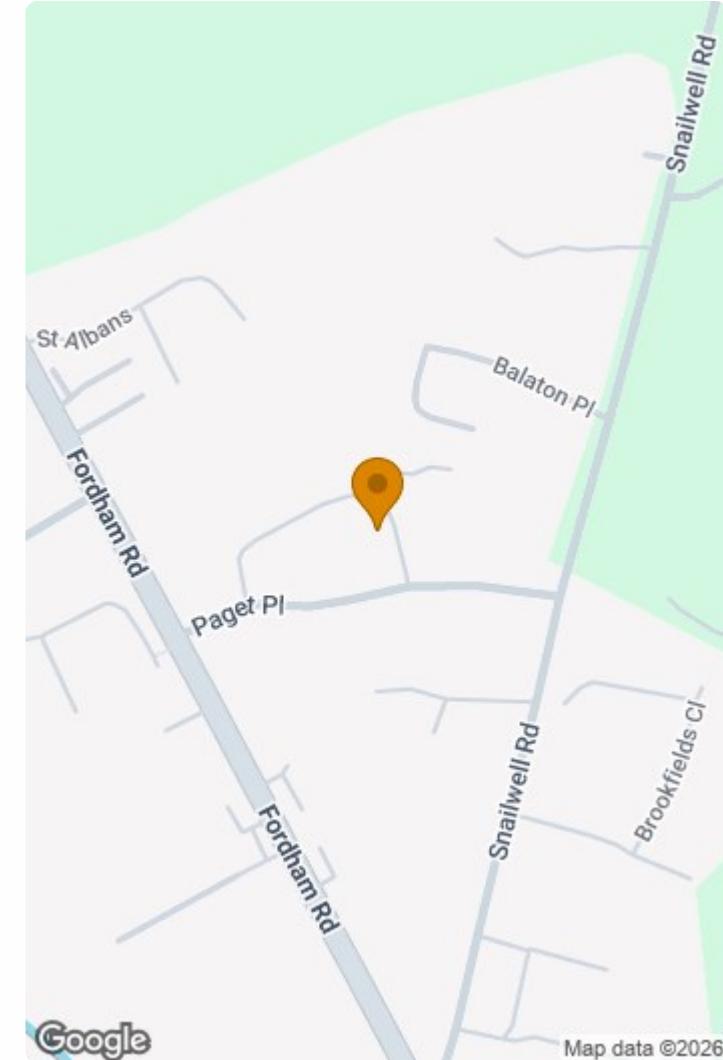
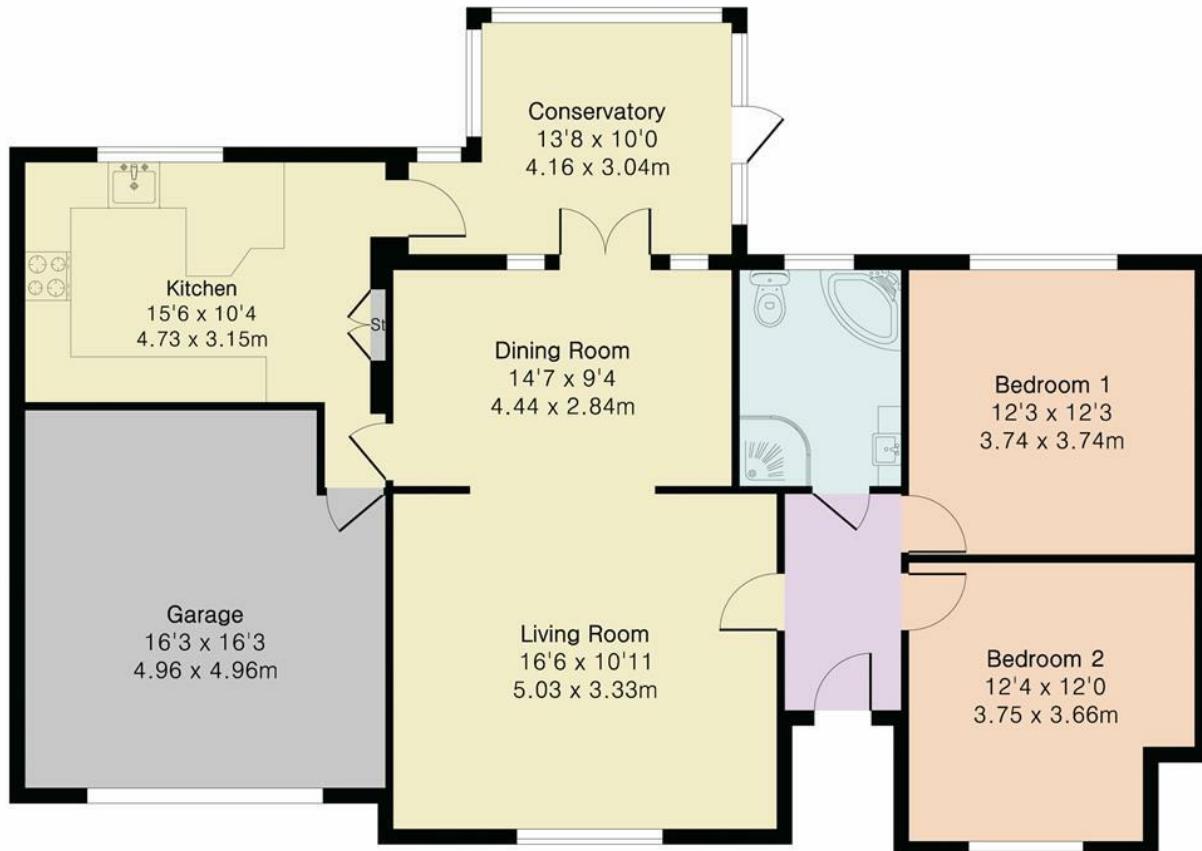
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse.

The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 15 miles from Bury St Edmunds, and roughly 40 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Approximate Gross Internal Area 1357 sq ft - 126 sq m (Including Garage)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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