



**502 Nimbus Way**  
**Newmarket, CB8 7BW**  
**£320,000**

**MA**  
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## 502 Nimbus Way, Newmarket, CB8 7BW

A superb modern and detached family home set on the edge of this established development and located on the outskirts of the town centre.

Extended and improved in recent years, this property boasts accommodation to include entrance hall, cloakroom, living room/dining room, conservatory, refitted kitchen with built in appliances, three good size double bedrooms and a refitted bathroom.

Externally the property offers a fully enclosed mainly south facing rear garden and garage en-bloc.

### Entrance Hall

With two storage cupboards, door leading to Kitchen and door to:

### Cloakroom/WC

Low level WC, hand wash basin, window to front aspect.

### Living Room 15'9" x 21'3" (4.81m x 6.48m )

Window to front and rear aspect. Stairs to first floor. Sliding patio doors leading to;

### Conservatory

French doors to rear garden.

### Kitchen 18'4" x 9'7" (5.61m x 2.93m)

Recently refitted kitchen with a range of matching eye and base level storage units with work top surfaces over. Sink and drainer with mixer tap over. Integrated eye level double oven with grill. Gas hob with extractor over. Integrated fridge freezer and washing machine. Tilled splashbacks. French doors to rear patio area. Window to rear and large skylight

### First Floor Landing

Window to front aspect. Storage cupboard and airing cupboard housing gas boiler. Doors to all bedrooms and bathroom.

### Bedroom 1 13'8" x 10'1" (4.18m x 3.09m)

Built in wardrobes. Window to rear aspect.

### Bedroom 2 8'10" x 9'10" (2.70m x 3.02m)

Built in wardrobes. Window to rear aspect.

### Bedroom 3 8'10" x 8'3" (2.70m x 2.54m)

Window to rear aspect.

### Bathroom

Three piece bathroom comprising of a L-shaped bath with shower over. Low level WC and hand wash basin. Window to front aspect.

### Outside

Enclosed front and rear gardens. The rear garden is mainly laid to lawn with patio area, flower beds and a timber storage shed. Gated access. En-Bloc single garage.

### 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.

### Property Information

EPC - C  
Tenure - Freehold  
Council Tax Band - C - West Suffolk  
Property - Detached House  
Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan  
Square Meters - 94 SQM  
Parking - Driveway  
Electric Supply - Mains  
Water Supply - Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - TBC  
Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload  
Mobile Signal/Coverage - Ofcom advise good on all networks  
Rights of Way, Easements, Covenants - None that the vendor is aware of



### Ground Floor

Approx. 66.5 sq. metres (716.3 sq. feet)



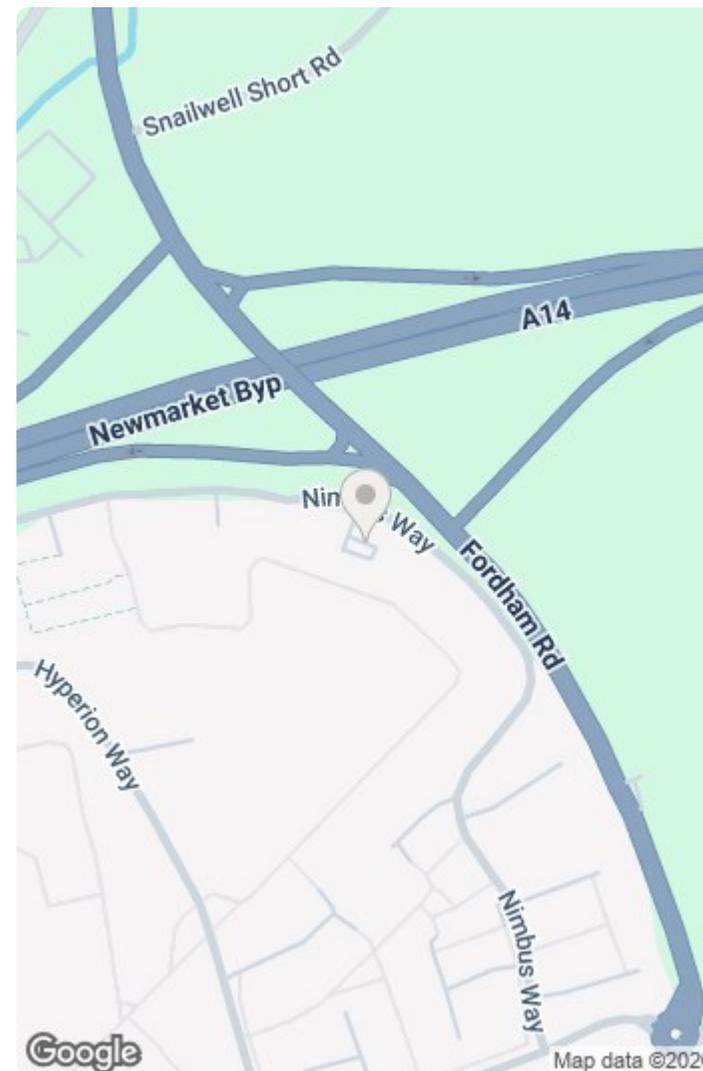
### First Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 112.6 sq. metres (1211.8 sq. feet)

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 can be given. Copyright Clarke Phillips Ltd 2021. Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	84		

Energy Efficiency Rating scale: A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). Environmental Impact (CO<sub>2</sub>) Rating scale: A (Very environmentally friendly - lower CO<sub>2</sub> emissions) to G (Not environmentally friendly - higher CO<sub>2</sub> emissions).

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