486, Aureole Walk
Newmarket, CB8 7BQ
Guide Price £245,000

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Aureole Walk, Newmarket, CB8 7BQ

A modern detached home in this popular Newmarket location overlooking a large green space.

Accommodation includes a living/dining room, fitted kitchen, WC, two bedrooms and a bathroom. The property benefits from solar panels that provide huge savings to the energy consumption.

Outside, the rear garden is enclosed and well stocked. The paved patio provides a lovely entertainment space. There is also a large timber outbuilding that could be an office or Summer house.

Garage en bloc.

Viewing is highly recommended.

Entrance Hallway
With stairs rising to first floor. Doors to kitchen and living/dining room. Storage cupboard.

Kitchen 9'0" x 8'5" (2.75m x 2.57m)
Fitted with a range of eye and base level storage units with work top surfaces over. Sink and drainer with mixer tap over. Integrated oven and hob with extractor over. Integrated dishwasher. Space and plumbing for washing machine. Window to front aspect.

Living/Dining Room 15'7" x 11'5" (4.75m x 3.48m)
With feature fire place. Window to side aspect. Patio doors leading to decking area.

First Floor Landing
With doors to bedrooms and bathroom. Storage cupboard.

Bedroom 1 15'1" x 8'2" (4.60m x 2.50m)
With window to rear aspect.

Bedroom 2 11'4" x 7'4" (3.46m x 2.24m)
With window to side aspect. Storage cupboard.

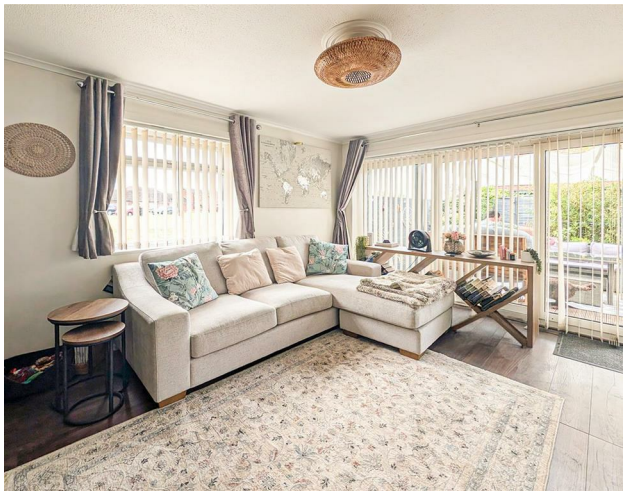
Outside - Front
Paved path leading to front door.

Outside - Rear
The rear garden is enclosed and well stocked. The paved patio provides a lovely entertainment space. There is also a large timber outbuilding that could be an office or summer house.

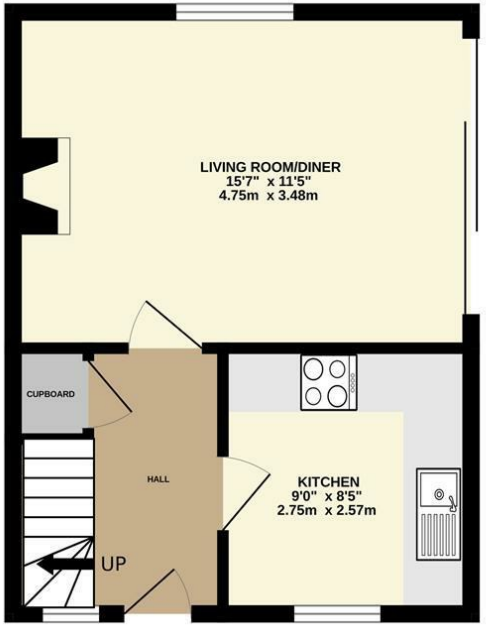
Garage
Garage located En-Bloc with up and over door.

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.

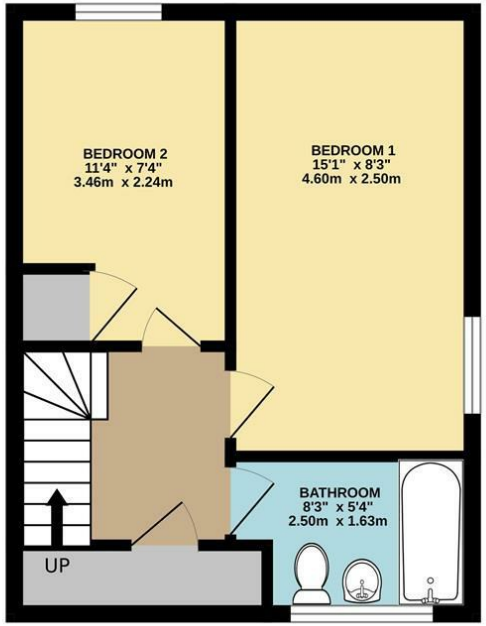
Property Information
EPC - B
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 60
Parking – On Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating 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

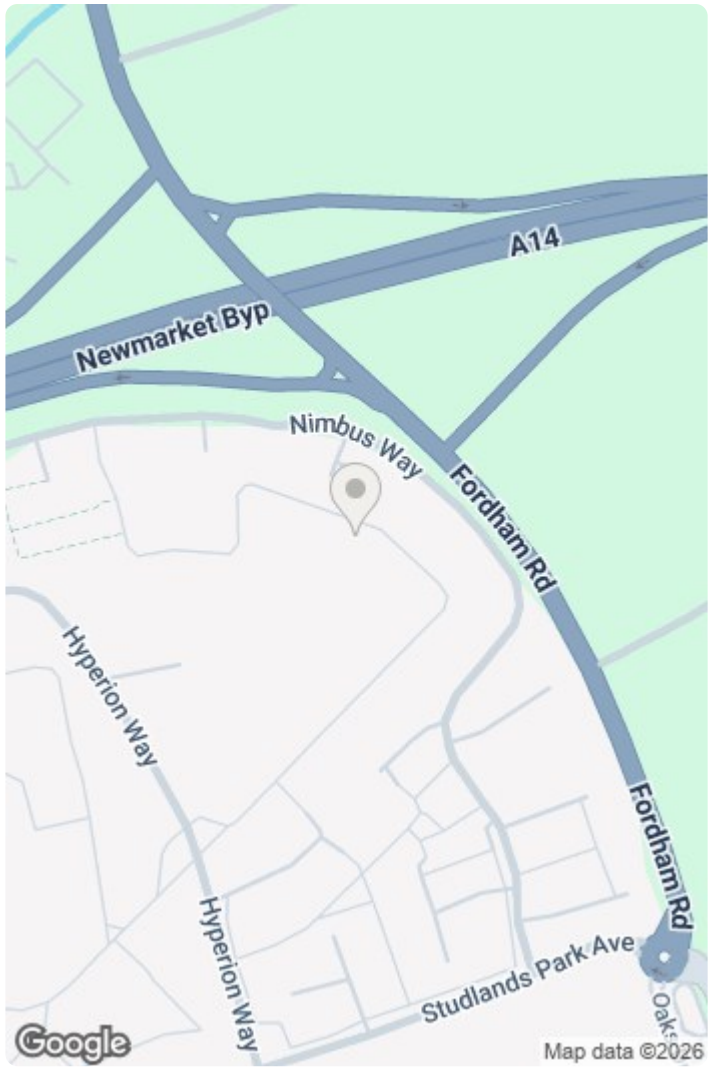


GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.





TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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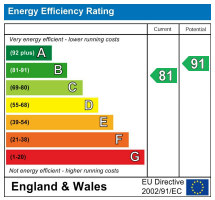

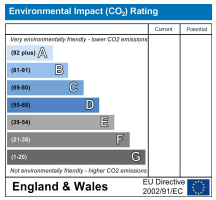
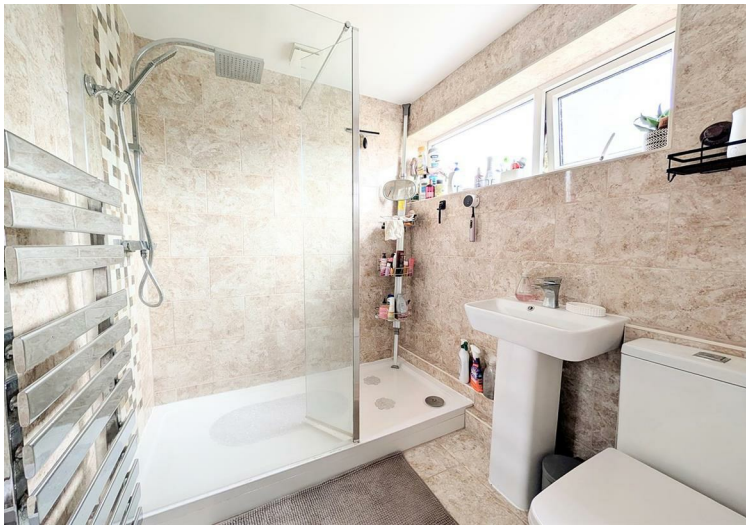
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