



**Green Road,
Newmarket, CB8 9BA
£600,000**

MA
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A stunning and contemporary detached family home well located to the High Street, railway station, Tattersalls and the highly regarded Ditton Lodge Primary School.

Accommodation is spacious at over 1700 sq ft and comprises of an entrance hall, WC, large living room, dining room, hi-spec kitchen with stone worktops, separate utility room, five bedrooms, two with ensuite, a family bathroom.

Outside, the front has a gated paved driveway that provides parking for several vehicles with access to both sides of the house. The rear is fully enclosed and offers flower and shrub borders, a patio, summerhouse, garden office and an additional utility shed.

This is a one off and must be seen to be fully appreciated.

Entrance Hall
Spacious entrance hall leading to: with shower attachment, WC and handwash basin. Window to front aspect.

WC
Suite comprising of WC and handwash basin.

Dining Room
15'11" x 9'0"
Bay window to front aspect.

Kitchen/Breakfast Room
15'0" x 13'5"
Fitted with a range of modern, high-gloss eye and base level units with a stone worktop over. Inset stainless steel sink with a designer pull-out chrome mixer tap Integrated appliances. Breakfast bar. External door leading to side aspect. Window to front aspect.

Utility Room
8'10" x 5'0"
Fitted with a range of eye and base level units with stone worktop over. Space for white goods.

Lounge
24'5" x 22'5"
Spacious room with wood flooring, access to first floor via oak staircase with a glass balustrade. Sliding doors to rear terrace. Window to side aspect.

Bedroom 1
22'3" x 12'2"
Window to front aspect, door leading to ensuite.

Ensuite
7'6" x 6'2"
Suite comprising of panelled bath

Bedroom 2
15'4" x 11'8"
Window to front aspect, with a Velux window also, door leading to ensuite.

Ensuite
Suite comprising of whirlpool bath, WC and handwash basin.

Bedroom 3
12'9" x 12'3"
Window to rear aspect.

Bedroom 4
11'88" x 5'11"
Balcony doors looking out to side aspect. Window to rear aspect.

Bedroom 5
8'4" x 7'3"
Window to side aspect.

Bathroom
12'3" x 6'0"
Luxury contemporary bathroom with a spacious walk-in rainfall shower, WC with concealed cistern, floating vanity unit with integrated basin, a heated towel rail and a window to side aspect.

Home Office
11'11" x 7'8"
Fitted with french doors and a window to side aspect.

Summer House
6'9" x 6'8"
Fitted with french doors and windows to side and front aspect.

Outside Front
Gates leading onto a paved driveway with plenty of space for parking.

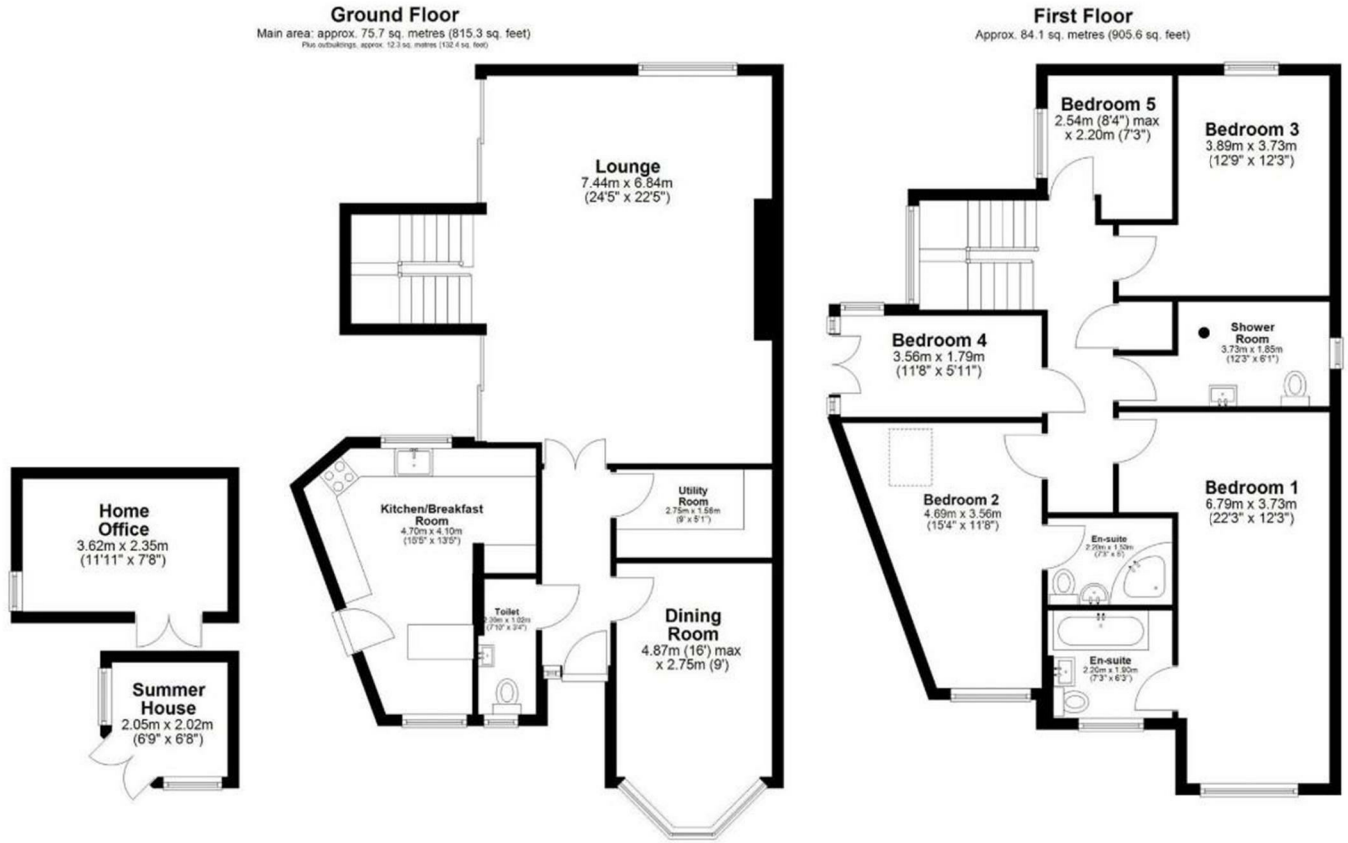
Outside Rear
Access to summer house and home office. Low maintenance garden mainly laid to gravel with an area of composite decking, neatly raised gravel beds and mature, neatly kept shrubberies.

Property Information
EPC - C
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 162 SQM
Parking – Garage & Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
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 20 miles from Bury St Edmunds, and roughly 30 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.





Main area: Approx. 159.9 sq. metres (1720.9 sq. feet)
Plus outbuildings, approx. 12.3 sq. metres (132.4 sq. feet)

- Well Sought After Location
- Contemporary Detached Family Home
- Spacious Living Space
- Home Office
- Hi-Spec Kitchen
- Ensuite Bathrooms
- Gated Driveway
- Ample Parking



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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