

Clarke Philips

Estate Agents & Property Management



£269,995

PLOT 102 LARKS PLACE | NEWMARKET | CB8 7QF

Clarke Philips are pleased to offer this brand-new two-bedroom home offering well-planned accommodation, two bathrooms, a private rear garden and parking for two vehicles. The property includes a contemporary fitted kitchen with integrated appliances, solar panels, air-source heating and an electric vehicle charging point. Conveniently positioned for Kennett railway station and access to the A11 and A14.

Plot 102 (The Lavender)

Description

This newly built two-bedroom home offers a modern, energy-efficient specification and a practical layout arranged over two floors.

The ground-floor accommodation includes an entrance hall, cloakroom and a separate living room. To the rear is a contemporary kitchen and dining room fitted with a range of integrated appliances, with double doors opening directly onto the garden.

Upstairs are two double bedrooms, including a principal bedroom with an en-suite shower room, together with a separate family bathroom.

Outside, the enclosed rear garden is arranged with a paved patio and lawn. A driveway provides parking for two vehicles and incorporates an electric vehicle charging point.

Further features include solar panels, air-source heating and a 10-year NHBC new-build warranty. The property is conveniently located within walking distance of Kennett railway station, with good road connections via the A11 and A14.

Room Measurements

Living Room
4.85m max x 2.95m max (15'11" x 9'8")

Kitchen/Dining Room
4.05m x 3.38m max (13'3" x 11'1")

Cloakroom
1.50m x 1.01m (4'11" x 3'4")

Bedroom One
4.05m x 2.72m (13'3" x 8'11")

En-Suite Shower Room

Bedroom Two
4.05m x 2.40m max (13'3" x 7'10")

Bathroom
2.36m x 1.91m (7'9" x 6'3")

Additional Information

Tenure: Freehold
Local Authority: East Cambridgeshire District Council
Council Tax Band: To be confirmed
Services: Mains electricity and water
Heating: Air-source heat pump
Estate Management Charge: Approximately £90 per annum

Purchase incentives may be available, subject to the selected plot and agreed terms. Please contact Clarke Philips for further information or to arrange a site visit.

Directions

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