Windsor Road,
Newmarket, CB8 0QA
£275,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Windsor Road, Newmarket, CB8 0QA

An established family home standing within this popular residential area and offering a lovely open view to rear overlooking an open field.

Rather deceptive, this property enjoys spacious accommodation to include entrance hall, living room, conservatory/dining room, kitchen/breakfast room, two double bedrooms and family bathroom.

Externally the property offers ample off-road parking and a delightful fully enclosed rear garden offering a lovely addition to this property.

Kitchen
14'7" x 13'9"
Fitted with a range of eye and base level units and large island with worktop over. Resin sink with stainless steel mixer tap over. Space for white goods. Window to rear aspect with external door leading to rear garden.

Breakfast Room
Fitted with eye and base level units with space for white goods. Window to front aspect.

Living Room
17'7" x 9'10"
Feature stone-effect fireplace with a modern electric fire. Large patio doors leading to conservatory.

Conservatory/Dining Room
11'7" x 7'11"
Spacious pitched-roof conservatory with uPVC double-glazed windows and doors. Patio door leading to rear garden.

Bedroom 1
15'3" x 9'10"
Built in storage with window to front aspect.

Bedroom 2
9'4" x 10'9"
Built in storage with window to front aspect.

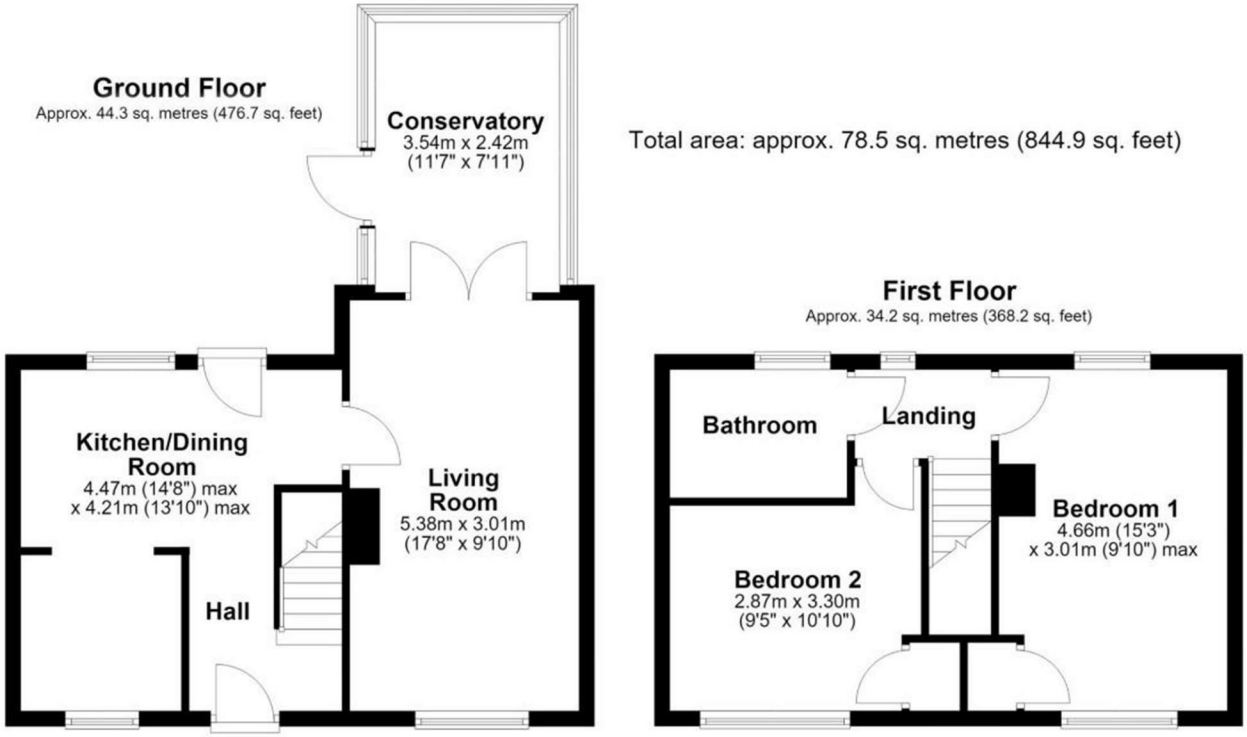
Bathroom
Suite comprising of a panelled bath, shower cubicle, WC and vanity sink unit with built in storage.

Outside Front
Large gravelled driveway with central paved pathway to front door.

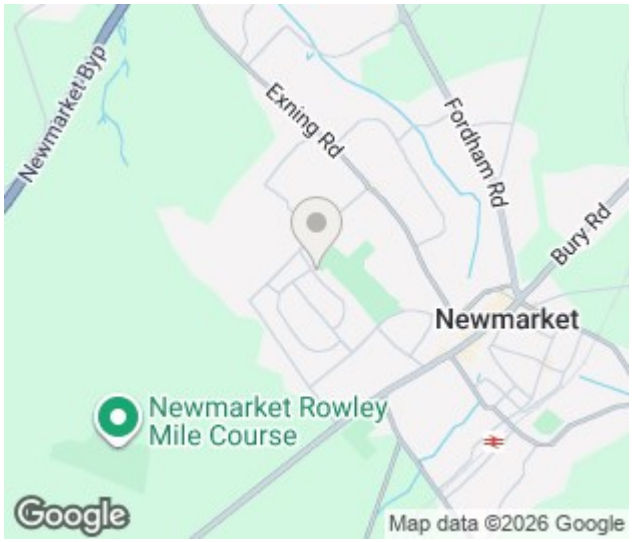
Outside Rear
Large fully enclosed garden mainly laid to lawn with central pathway. Astroturf area towards the rear of garden. Mature shrubberies boarded with slate. Gate access to rear of garden leading to open field.

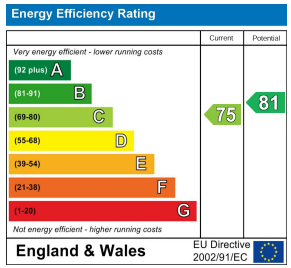
Property Details
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced house
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 78.5
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating 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

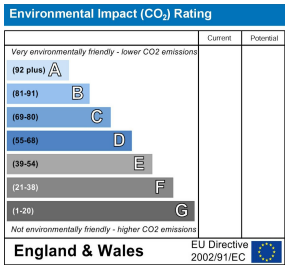
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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 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.



- **Popular Residential Area**
- **Generous Bedrooms**
- **Breakfast Room**
- **Conservatory**
- **Fully Enclosed Large Garen**
- **Ample Parking**







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