Weston Way, Newmarket, CB8 7SF

CHEFFINS

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Newmarket,
CB8 7SF

3 1 1

Guide Price £360,000

- 3 Bedroom Detached House
- Cul-De-Sac Location
- First Floor Bathroom
- Living/Dining Room
- Generous Corner Plot Garden
- Tandem Length Garage

A well presented 3 bedroom detached family home occupying a generous corner plot within a quiet cul-de-sac, conveniently situated close to a range of local amenities. The accommodation comprises a spacious open plan living/dining room, a conservatory overlooking the rear garden, a fitted kitchen, 3 bedrooms and a first floor bathroom. Externally, the property benefits from a recently constructed tandem length garage and a generous rear garden featuring a good sized patio seating area, ideal for outdoor entertaining and family enjoyment.

LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE PORCH
with entrance door, tiled flooring, window to the front aspect.

ENTRANCE HALL
with a radiator, stairs to the first floor.

CLOAKROOM
with a low level WC, hand wash basin, radiator, window to the rear aspect.

LIVING/DINING ROOM
with 2 radiators, understairs storage cupboard, double doors opening into the conservatory and a bay window to the front aspect.

CONSERVATORY
with uPVC windows, French doors opening onto the rear garden.

KITCHEN
with a range of built-in wall and base mounted cupboards with rolled edge work surfaces over, stainless steel sink, built-in electric oven with hob and extractor hood over, space and plumbing for washing machine, window and door to the side aspect.

FIRST FLOOR

LANDING
with loft hatch, airing cupboard housing the water cylinder and a window to the side aspect.

BEDROOM 1
with a range of built-in wardrobes and drawers, radiator, window to the front aspect.

BEDROOM 2
with a radiator, window to the rear aspect.

BEDROOM 3
with a radiator, window to the rear aspect.

BATHROOM
with a panelled bath with shower over, low level WC, vanity hand wash basin, heated towel tail, window to the rear aspect.

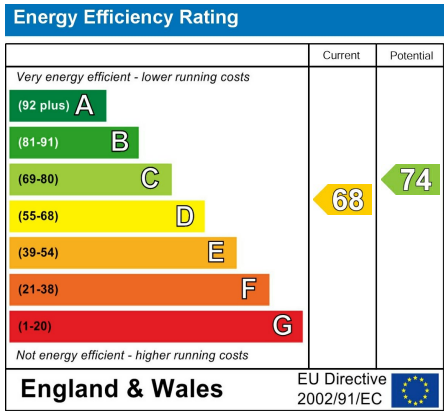
OUTSIDE
The property is situated on a corner plot benefiting from a large rear garden mainly laid to lawn with a good sized patio seating area, pond with a water feature and surrounded by shrubs, greenhouse and timber shed.

To the side of the property is a block paved driveway and to the front is an area laid to lawn.

TANDEM LENGTH GARAGE
A recently constructed large garage with a roller shutter door, pedestrian door to garden and a window to the side aspect.

SALES AGENTS NOTES
We are advised the property construction is timber frame.

For more information on this property, please refer to the Material Information Brochure on our website.



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Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

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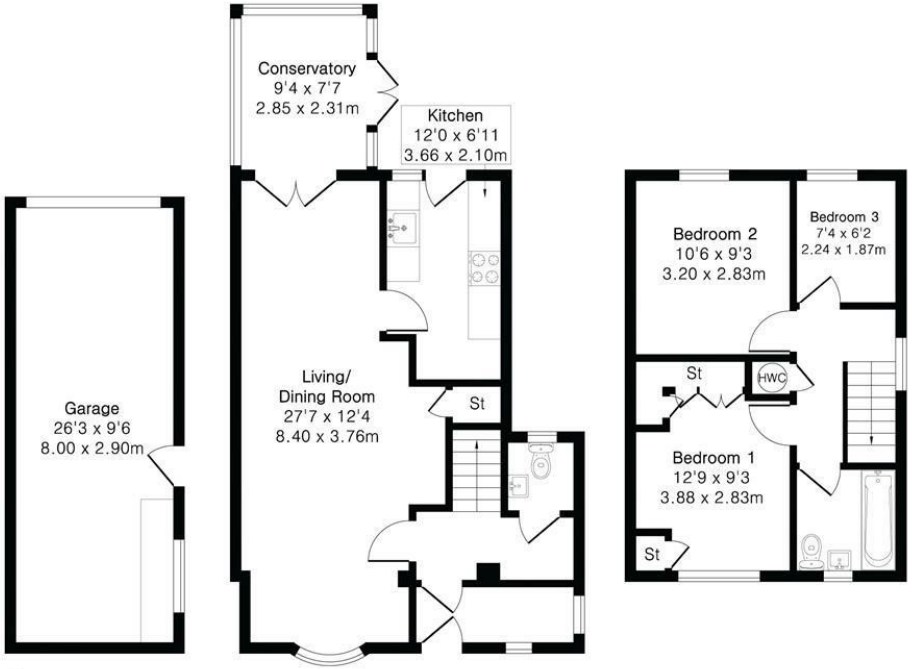
Approximate Gross Internal Area 935 sq ft - 87 sq m
(Excluding Garage)

Ground Floor Area 566 sq ft – 53 sq m
First Floor Area 369 sq ft – 34 sq m
Garage Area 250 sq ft – 23 sq m



Garage Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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