



Wyndham Way, Newmarket, Suffolk CB8 7DS

Guide Price £485,000

MA

Morris Armitage

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Wyndham Way, Newmarket Suffolk CB8 7DS

A superb opportunity to purchase a modern and detached bungalow perfectly set in one of the towns finest roads and enjoying a lovely corner plot.

Cleverly extended, this impressive bungalow boasts accommodation to include an entrance hall, living room, kitchen/breakfast room, utility room, three good size bedroom and two bathrooms.

Externally, the property offers delightful mature gardens, fully enclosed rear garden.

Outstanding opportunity, viewing is highly recommended.

NO CHAIN

Entrance Hall

With doors leading to kitchen/breakfast room, sitting room, two bedrooms and bathroom.

Kitchen / Breakfast Room 14'7 x 9'5 (4.45m x 2.87m)

Fitted with a range of eye level and base storage units with working top surfaces over, ceramic sink and drainer with mixer tap over, tiled splash backs, breakfast bar area, space for range cooker, built in wine rack, cupboard housing gas fired boiler serving domestic hot water and central heating system with radiators around the home, television connection point, tiled floor and double glazed window to the rear aspect.

Bedroom 1 12'3 x 12'3 (3.73m x 3.73m)

With tiled floor, television connection point and French style doors opening to the rear garden.

Bedroom 2 12'3 x 11'11 (3.73m x 3.63m)

With television connection point and double glazed window to the front aspect.

Sitting Room 16'5 x 10'11 (5.00m x 3.33m)

With television connection point and double glazed window to the front aspect.

Bathroom

Suite comprising panel sided bath, pedestal wash hand basin, low level WC, tiled floor and window to the rear aspect.

Utility Room 16'2 x 6'8 (4.93m x 2.03m)

Fitted with further base storage units and working top surfaces over, enamel sink unit, large built in storage cupboard, door opening to the rear garden and door through to:

Bedroom 3 8'11 x 8'7 (2.72m x 2.62m)

With television connection point and double glazed window to the front aspect.

Bathroom

Suite comprising shower cubicle with shower attachment, pedestal wash hand basin, low level WC, heated towel rail and double glazed window to the rear aspect.

Outside - Front

Front garden enclosed by post and rail fence and laid to lawn with flower borders and beds, hard standing providing off road parking and gated access to the rear.

Outside - Rear

Delightful and fully enclosed rear garden, laid to lawn with a variety of established flower borders and beds. Patio area with French doors leading to the sitting room and glazed door leading to utility area. Timber shed.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - D (Wst Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 96 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

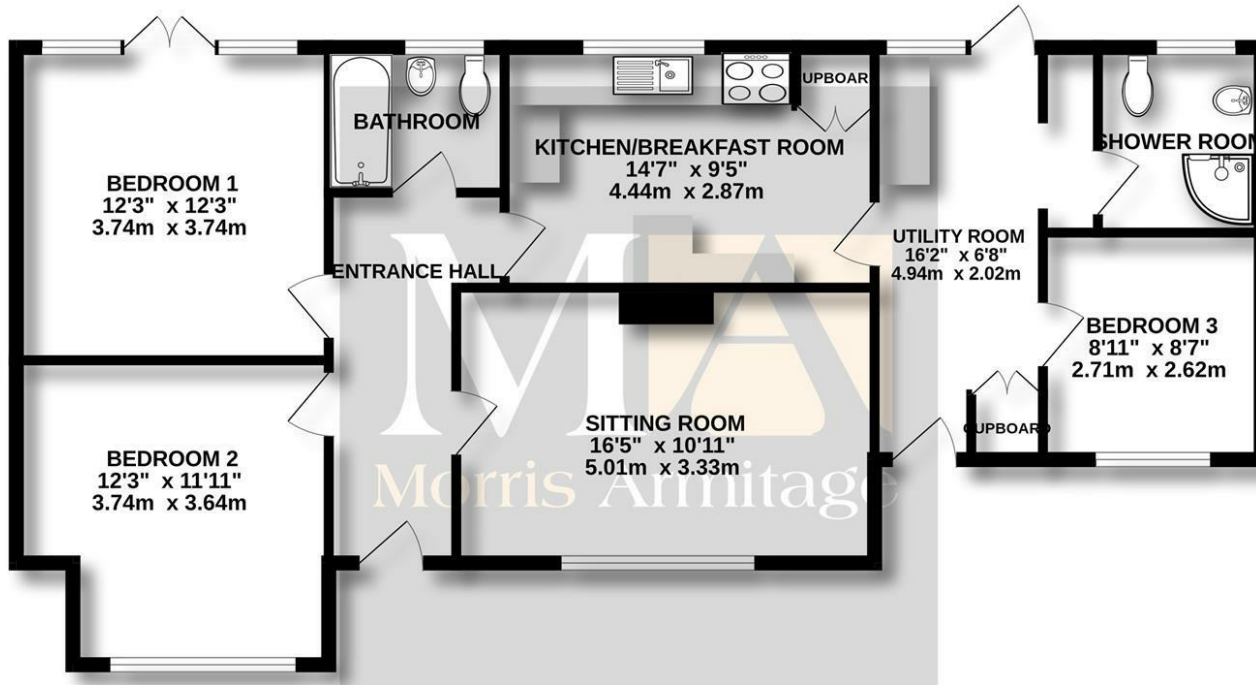
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

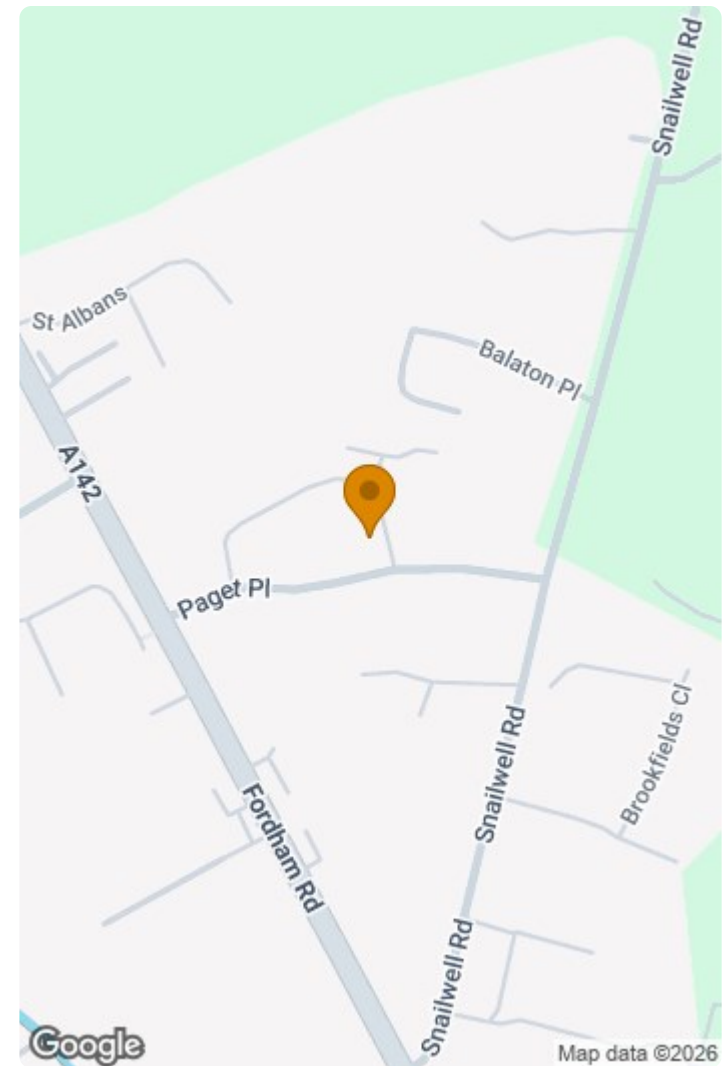
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	84	67	82

Energy Efficiency Rating: A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). Current: 70, Potential: 84.

Environmental Impact (CO₂) Rating: A scale from A (Very environmentally friendly - lower CO₂ emissions) to G (Not environmentally friendly - higher CO₂ emissions). Current: 67, Potential: 82.

England & Wales EU Directive 2002/91/EC

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



