



Centre Drive, Newmarket, CB8 8AP

Guide Price £425,000

MA
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This exceptional semi-detached family home is situated in a highly sought-after residential area and occupies a generous plot with a beautifully maintained rear garden.

Beautifully presented throughout and full of character and charm, the property features a spacious entrance hall, a welcoming living room, a stylish refitted kitchen/dining room, three well-proportioned bedrooms, and a modern family bathroom.

Externally, the property benefits from a substantial frontage providing off-road parking for multiple vehicles, along with a versatile office/studio complete with WC.

To the rear is a superb fully enclosed garden, offering an ideal space for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Entrance Hall

Welcoming entrance hall with windows to the front and side aspect, stairs rising to the first floor. LVT flooring. Doors leading to living room and kitchen/dining room. Radiator with cover.

Living Room

13'10" x 12'11"

A well proportioned living room with window to the front aspect, central wood burner with oak mantle over and slate hearth. Bespoke fitted cupboard. Radiator with cover. Door leading to entrance hall.

Kitchen/Dining Room

20'3" x 33'2"

Contemporary fitted kitchen fitted with a range of eye and base level cupboards with marble work top over. A matching kitchen island providing further storage and serving as additional seating room with breakfast bar. Space and plumbing for dishwasher. Space for range cooker. Built in extractor hood with mirrored splash back. Ceramic sink and drainer with mixer tap over. Storage cupboard. Window to the rear aspect with french doors leading to rear garden. Doors leading to side of garden and entrance hall.

Landing

With window to the side aspect. Doors leading to all bedrooms and bathroom. Radiator with cover. Stairs leading to the entrance hall.

Bedroom 1

3.72m x 3.56m

Spacious double bedroom with built in double wardrobe. Dual window to the front aspect. Radiator. Door to landing.

Bedroom 2

11'5" x 10'11"

With built in double and triple wardrobe with storage over. Window to the rear aspect. Radiator. Door to landing.

Bedroom 3

8'6" x 8'3"

Well proportioned bedroom with windows facing to the front and side aspect. Built in double wardrobe. Radiator. Door leading to the landing.

Bathroom

Stunning fully tiled bathroom fitted with enclosed, walk-in shower. Twin vanity sink, mixer taps over with storage underneath, low level WC. Obscured windows to the rear aspect and side aspect. Ladder radiator. Door leading to landing.

Studio/Gym

Immaculate office/studio area currently being used as a gym. With LVT flooring. Ladder radiator. Kitchen area with eye and base level cupboards with wood work top over. Inset electric hob. Sink with mixer tap over. Wall mounted microwave. Bathroom fitted with enclosed walk-in shower, low level WC and wall mounted hand basin with mixer tap over, built in storage cupboard under. Attractively tiled.

Outside - Front

Paved driveway allowing for multiple cars, split with well maintained lawn and edged with established hedging and shrubs. Separate paved area leading to PVC front door with storm porch over. Access gate to the rear garden.

Outside - Rear

Expansive garden with patio area to the rear of the house with french doors leading to the kitchen. Well maintained lawned area bordered by a huge range variety of established shrub and tree planting. Timber garden room. Log storage. Access gate to the front.

PROPERTY DETAILS

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambridgeshire)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 89

Parking – Off Road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

Mobile Signal/Coverage – Ofcom advise likely on all networks

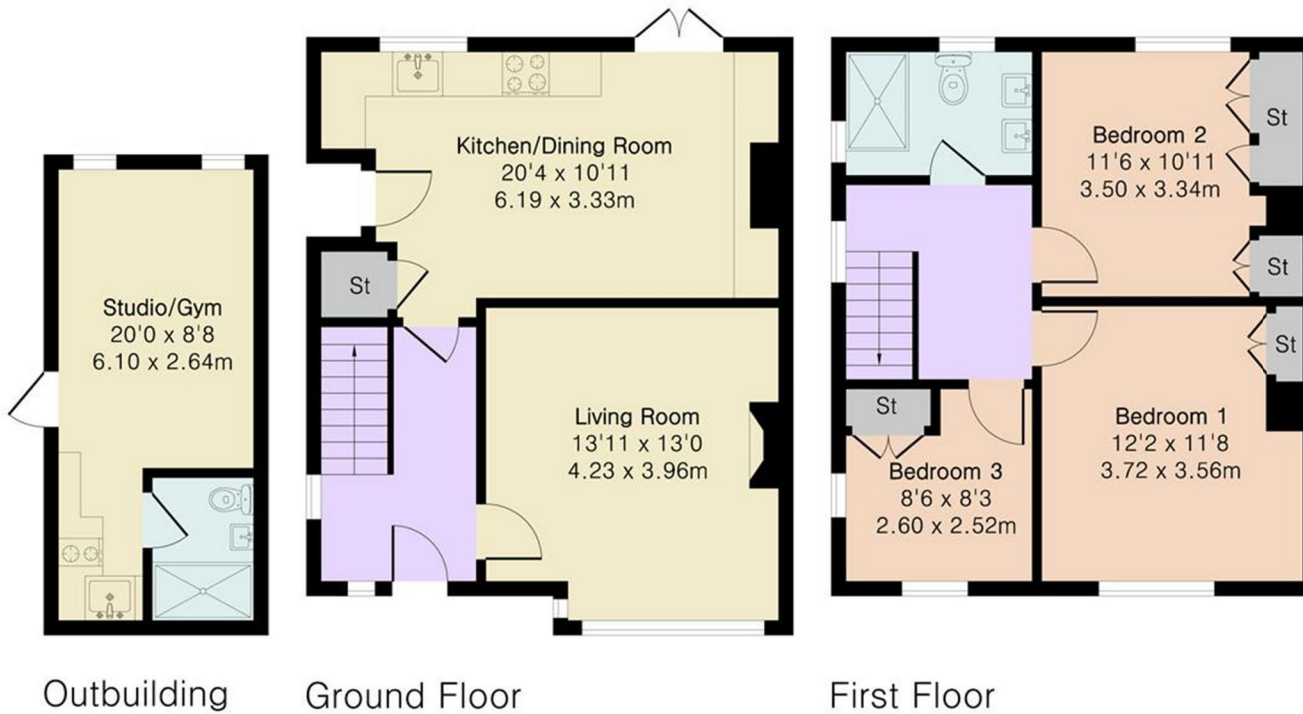
Rights of Way, Easements, Covenants – None that the vendor is aware of

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.

Approximate Gross Internal Area 959 sq ft - 89 sq m (Excluding Outbuilding)

Ground Floor Area 482 sq ft – 45 sq m
 First Floor Area 477 sq ft – 44 sq m
 Outbuilding Area 173 sq ft – 16 sq m



- Charming Semi-Detached Family Home
- Beautifully Presented Throughout
- Stylish Kitchen/Dining Room
- Three Bedrooms
- Modern Family Bathroom
- Off Road Parking
- Beautifully Maintained Rear Garden
- Office/Studio
- Early Viewings Highly Recommended



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.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 from them. 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.



