

Tutte Gardens, Newmarket, CB8 7GQ

CHEFFINS

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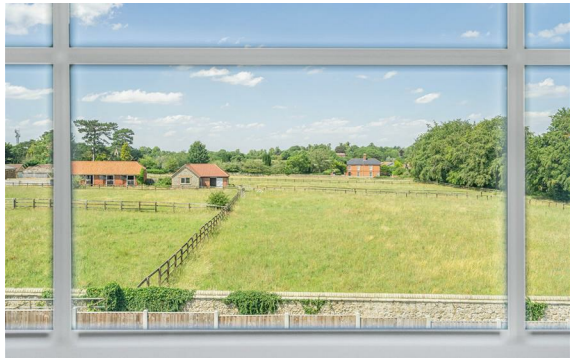
## Guide Price £410,000



- Over 1,600 sq ft of Spacious & Versatile Accommodation
- 5 Bedrooms - 2 Ensuites
- Driveway, Garage & EV Charger
- Open Plan Kitchen/Dining/Family Room
- Modern Terraced Townhouse
- Low Maintenance Rear Garden
- Views over Paddock Land
- Vendor Found Onwards

A beautifully presented modern 5 bedroom townhouse, situated in a peaceful location enjoying attractive views over paddock land to the rear. Offers over 1,600 sq ft of flexible living accommodation arranged over three floors this spacious home features an impressive open plan kitchen/dining/family room, a separate playroom and a first floor living room with a Juliet balcony. The property boasts 5 bedrooms with 2 ensuites and a family bathroom. Further benefits include an integral garage, driveway parking for 2 cars, an EV charging point and an enclosed rear garden. Viewing Essential.






## 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 HALL**
with a composite entrance door, tiled flooring, radiator, under stairs storage cupboard, further storage cupboard, stairs leading to the first floor.

**CLOAKROOM**
with a low level WC, wall mounted wash hand basin, tiled splashbacks, double glazed window to the front aspect.

**PLAYROOM/STUDY**
(partially converted from the garage) with astro turf flooring and led lighting.

**KITCHEN/DINING/FAMILY ROOM**
A superb open plan room with a vaulted ceiling, 4 velux style windows, inset spotlights, tiled flooring, radiator and French doors opening onto the rear garden.

The kitchen comprises a range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink, a range of built-in appliances including a fridge/freezer, Bosch eye level oven, 5 ring Bosch induction hob with extractor hood over, washing machine and dishwasher, inset spotlights, tiled flooring, double glazed window overlooking the rear garden.

**FIRST FLOOR**

**LANDING**
with a radiator, stairs leading to the second floor.

**LIVING ROOM**
with a Juliet style balcony overlooking the front aspect and a radiator.

**BEDROOM 1**
with built-in wardrobes, radiator, 2 double glazed windows overlooking the rear garden and paddocks beyond.

**ENSUITE SHOWER ROOM**
with a low level WC, wall mounted wash hand basin, shower cubicle, tiled flooring, heated chrome towel rail, extractor fan.

**BEDROOM 5**
with a radiator, double glazed window to the front aspect.

**SECOND FLOOR**

**LANDING**
with an airing cupboard housing the water cylinder.

**BEDROOM 2**
with a radiator, double glazed window overlooking the rear garden and paddocks beyond.

**ENSUITE SHOWER ROOM**
with a low level WC, vanity wash hand basin, shower cubicle, inset spotlights, heated towel rail, double glazed window to the rear aspect.

**FAMILY BATHROOM**
with a low level WC, vanity wash hand basin, side panel bath with shower over, inset spotlights.

**BEDROOM 3**
with a radiator, built-in wardrobe, double glazed window overlooking the front aspect.

**BEDROOM 4**
with a radiator, double glazed window overlooking the front aspect.

**OUTSIDE**
The low maintenance rear garden is laid to astro turf with a patio seating area, outside lighting, power points and an outside tap, paved pathway leads to the rear access gate.

To the front of the property is a block paved driveway proving parking for 2 cars. Opposite the property is visitor allocated parking bays.

**GARAGE**
(partially converted to make the playroom) with an up and over door, power and light, EV charger.

**SALES AGENTS NOTES**
Please note an annual service charge of £269.24 is payable to FirstPort property management.

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





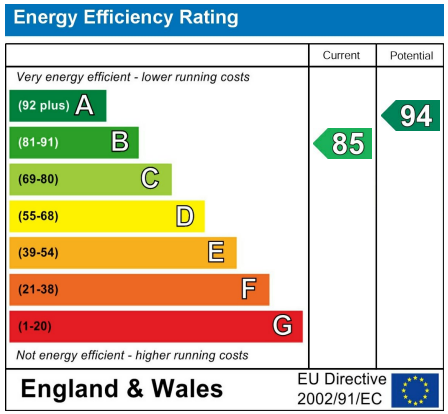





















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Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk









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**Approximate Gross Internal Area 1606 sq ft - 149 sq m**
**(Excluding Garage)**

Ground Floor Area 530 sq ft – 49 sq m
First Floor Area 538 sq ft – 50 sq m
Second Floor Area 538 sq ft – 50 sq m
Garage Area 85 sq ft – 8 sq m




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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