

Princess Way, Newmarket, CB8 0NX

CHEFFINS

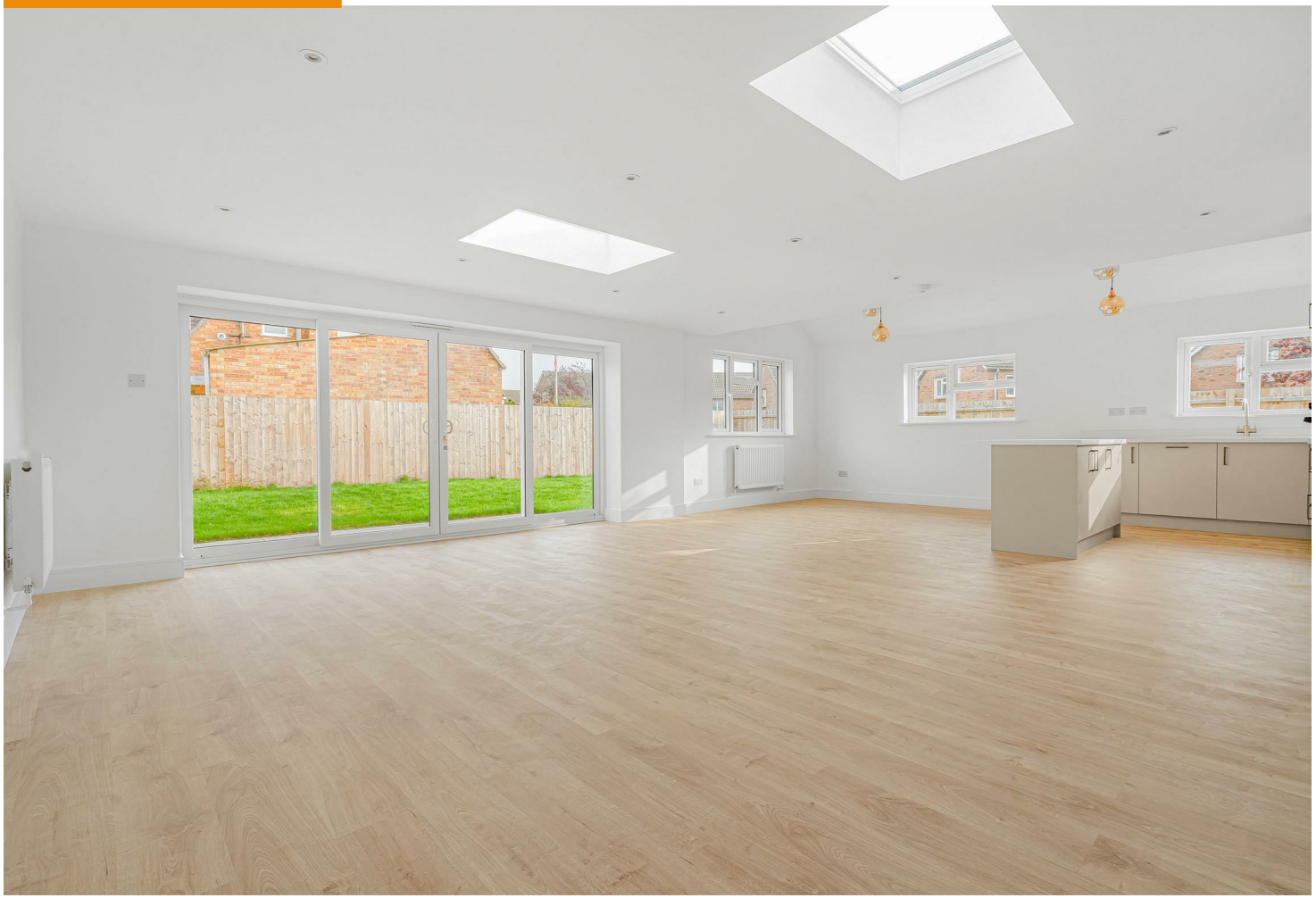
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Princess Way

Newmarket,
CB8 0NX

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Guide Price £675,000



- Spacious Detached Family Home
- 5 Versatile Bedrooms - 2 Ensuites
- Extended & Improved Accommodation
- Open Plan Kitchen/Dining/Living Area
- Garage & Driveway
- Enclosed Rear Garden
- EV Charger
- NO CHAIN

This spacious circa 1,800 sq ft detached 5 bedroom property enjoys the potential for multi-generational living with bedrooms and bathrooms on both the ground floor and first floor. The property features an abundance of light and is complimented by generous open plan living accommodation with stylish modern finishes. AVAILABLE WITH NO CHAIN.









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 entrance door, staircase leading to the first floor with storage cupboard beneath.

KITCHEN/BREAKFAST/FAMILY ROOM
A lovely light open plan room with a kitchen comprising a wide range of wall and base units with worktop over, 1.5 bowl sink inset, integrated appliances include an electric oven, microwave, 5 ring hob with extractor hood over and a breakfast island. The dining area has space for a table and chairs with windows to the rear and side aspects.

A spacious family area provides plenty of space for entertaining with velux windows and sliding doors leading outside.

BEDROOM 5/STUDY
A generous double bedroom or versatile study space with outlook to the side aspect.

BEDROOM 4
A generous double bedroom with outlook to the front aspect.

BEDROOM 3
A further generous double bedroom with outlook to the front aspect.

BATHROOM
Comprising a panelled bath, separate tiled shower cubicle, vanity sink unit, low level WC, heated towel rail, extensively tiled walls and flooring, window to the side aspect.

UTILITY AREA
with space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR

LANDING
with a storage cupboard and velux light.

BEDROOM 1
A generous double bedroom with a velux window and a further window to the rear aspect.

ENSUITE SHOWER ROOM
A stylish shower room comprising a walk-in tiled shower cubicle, vanity sink unit, low level WC, heated towel rail, tiled walls and flooring, window to the rear aspect.

BEDROOM 2
Another generous double bedroom with 2 velux windows to the front and a further window to the rear aspect.

ENSUITE SHOWER ROOM
Comprising a tiled shower cubicle, vanity sink unit, low level WC, heated towel rail, tiled walls and flooring, window to the rear aspect.

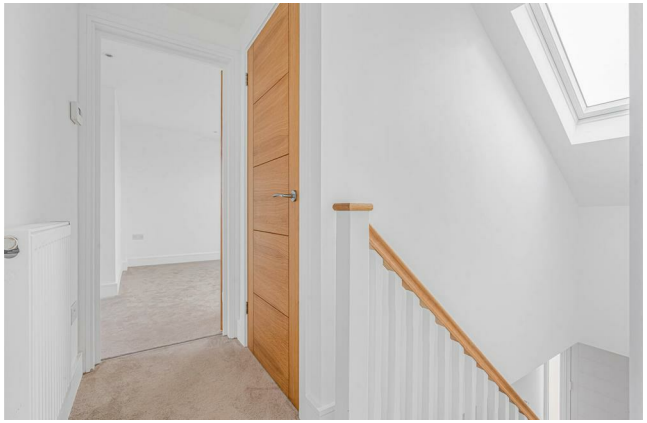
OUTSIDE
The property enjoys a gravelled driveway providing parking and turning for multiple vehicles and an EV charging point.

The property sits on a generous corner plot with gated access to both sides leading to the rear garden which is mainly laid to lawn enclosed by border fencing with an 'al fresco' dining terrace.

GARAGE
with up and over door, light and power, pedestrian door into the rear garden.

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





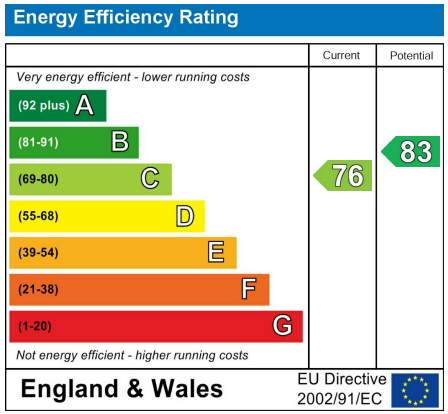








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Guide Price £675,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk









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Approximate Gross Internal Area 1842 sq ft - 171 sq m
(Excluding Garage)
Ground Floor Area 1301 sq ft – 121 sq m
First Floor Area 541 sq ft – 50 sq m
Garage Area 168 sq ft – 16 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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