



**Green Road,
Newmarket, CB8 9BA
£585,000**

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Green Road, Newmarket, CB8 9BA

A stunning and contemporary detached family home ideally located to the High Street, railway station, Tattersalls and the highly regarded Ditton Lodge Primary School.

The property offers spacious accommodation at circa 1700 sq ft and comprises an entrance hall, cloakroom, large living room, dining room, high specification kitchen with stone worktops, separate utility room, five bedrooms (two with en-suite) and a family bathroom.

Complete with gated paved driveway that providing parking for several vehicles with access to both sides of the house. The rear garden is fully enclosed and offers flower and shrub borders, a patio, Summerhouse, garden office and an additional utility shed.

This is a unique home and must be seen to be fully appreciated.

Entrance Hall
Spacious entrance hall leading to:

WC
Suite comprising of WC and handwash basin.

Dining Room
15'11" x 9'0"
Bay window to front aspect.

Kitchen/Breakfast Room
15'0" x 13'5"
Fitted with a range of modern, high-gloss eye and base level units with a stone worktop over. Inset stainless steel sink with a designer pull-out chrome mixer tap Integrated appliances. Breakfast bar. External door leading to side aspect. Window to front aspect.

Utility Room
8'10" x 5'0"
Fitted with a range of eye and base level units with stone worktop over. Space for white goods.

Lounge
24'5" x 22'5"
Spacious room with wood flooring, access to first floor via oak staircase with a glass balustrade. Sliding doors to rear terrace. Window to side aspect.

Bedroom 1
22'3" x 12'2"
Window to front aspect, door leading to ensuite.

Ensuite
7'6" x 6'2"
Suite comprising of panelled bath

with shower attachment, WC and handwash basin. Window to front aspect.

Bedroom 2
15'4" x 11'8"
Window to front aspect, with a Velux window also, door leading to ensuite.

Ensuite
Suite comprising of whirlpool bath, WC and handwash basin.

Bedroom 3
12'9" x 12'3"
Window to rear aspect.

Bedroom 4
11'88" x 5'11"
Balcony doors looking out to side aspect. Window to rear aspect.

Bedroom 5
8'4" x 7'3"
Window to side aspect.

Bathroom
12'3" x 6'0"
Luxury contemporary bathroom with a spacious walk-in rainfall shower, WC with concealed cistern, floating vanity unit with integrated basin, a heated towel rail and a window to side aspect.

Home Office
11'11" x 7'8"
Fitted with french doors and a window to side aspect.

Summer House
6'9" x 6'8"
Fitted with french doors and windows to side and front aspect.

Outside Front
Gates leading onto a paved driveway with plenty of space for parking.

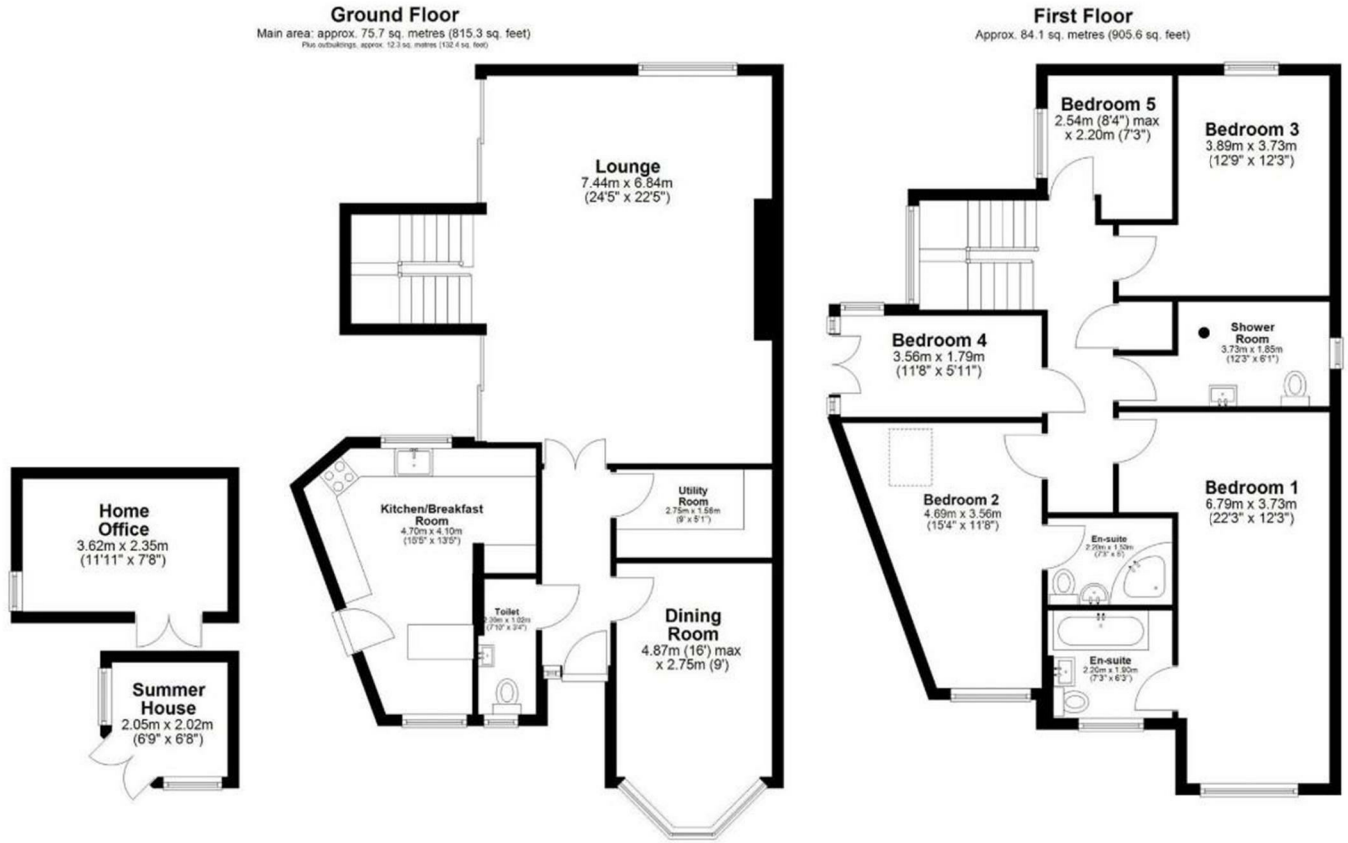
Outside Rear
Access to summer house and home office. Low maintenance garden mainly laid to gravel with an area of composite decking, neatly raised gravel beds and mature, neatly kept shrubberies.

Property Information
EPC - C
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 162 SQM
Parking – Garage & Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
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 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.





- Well Sought After Location
- Contemporary Detached Family Home
- Spacious Living Space
- Home Office
- Hi-Spec Kitchen
- En-Suite Bathrooms
- Gated Driveway
- Ample Parking



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		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.



