Park Avenue,
Newmarket, CB8 8EY
Asking Price £340,000

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Park Avenue, Newmarket, CB8 8EY

A rather special brand new detached bungalow nestling in the very heart of this well served town and in striking distance of an appealing mix of coffee shops and restaurants.

Cleverly planned and offering attractive open plan living, this impressive property boasts kitchen/family room with bi-fold doors, two double bedrooms (ensuite to master) and a family bathroom.

Externally the property will offer ample off road parking and enclosed gardens.

Rarely available – viewing highly recommended.

About Newmarket:

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.

Hallway

With window to the front aspect and door through to the:

Kitchen/Family Room

Generous sized kitchen/family room. Modern kitchen fitted with eye and base level storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap over. Integrated appliances to include an oven and hob with extractor hood over, fridge/freezer and dishwasher.

Ample space for dining table and chairs, laid wood effect flooring, windows to the side aspects and bi-folding doors out to the rear aspect.

Bedroom 1

Double bedroom with window to the front aspect and door through to the:

Ensuite

Three piece bathroom suite comprising a concealed WC, hand basin, walk-in shower unit, part tiled walls, tiled flooring and obscured window to the rear aspect.

Bedroom 2

Double bedroom with window to the rear aspect.

Bathroom

Three piece bathroom suite comprising a concealed WC, hand basin, panelled bath with wall mounted shower and glass screen, part tiled walls and tiled flooring.

Outside

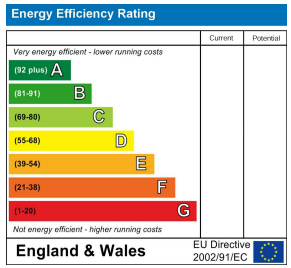
To the rear of the property is an enclosed garden.

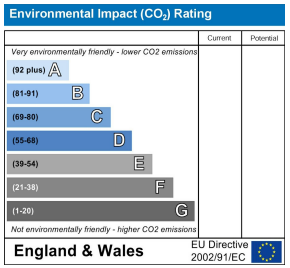
Ample off-road parking to the front of the property.

Property Information:

EPC - TBC
Tenure - Freehold
Council Tax Band - TBC
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - TBC
Parking – Off Road Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - TBC
Broadband Connected - tbc
Broadband Type – TBC
Mobile Signal/Coverage – TBC
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR





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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