



**Park Avenue,
Newmarket, CB8 8EY
Guide Price £360,000**

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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

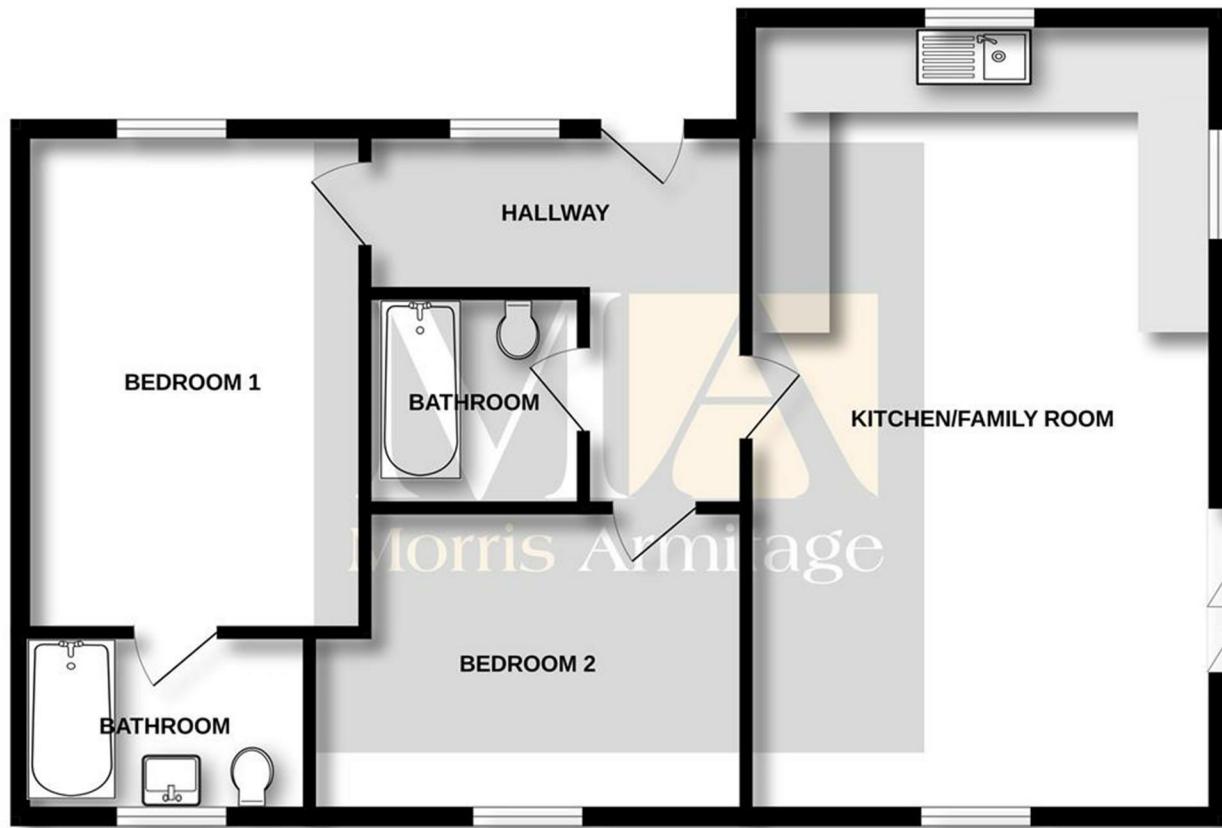
Broadband Type – TBC

Mobile Signal/Coverage – TBC

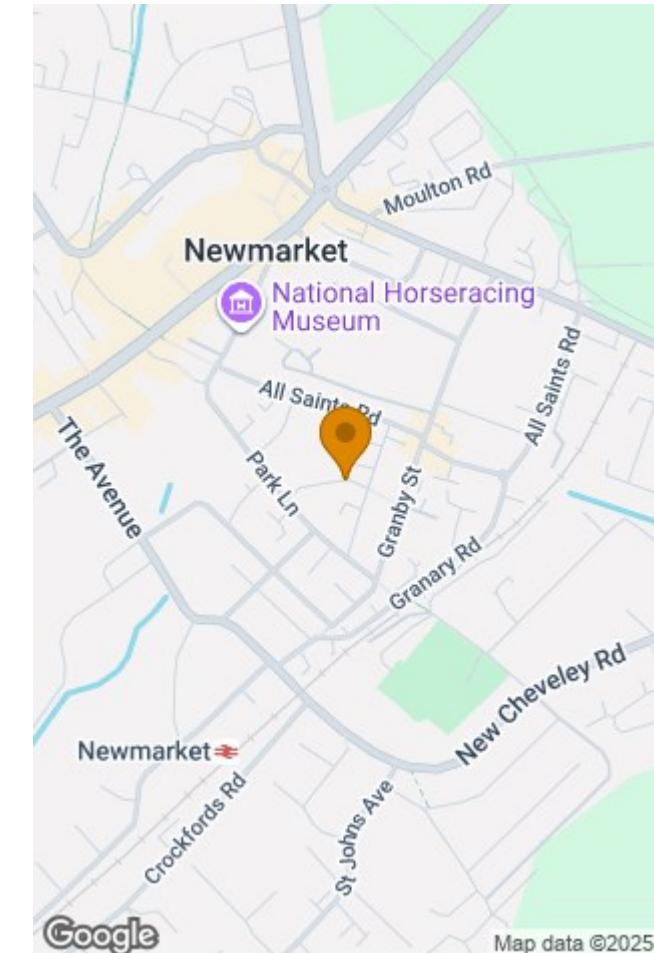
Rights of Way, Easements, Covenants – None that the vendor is aware of



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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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			
EU Directive 2002/91/EC			
England & Wales			

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

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 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.

