

Trinity Drive,
Newmarket, CB8 8BJ
Offers Over £300,000

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Trinity Drive, Newmarket, CB8 8BJ

A semi-detached family home standing within this ever-requested development and positioned in yards of a highly regarded primary school.

Boasting accommodation to include entrance porch, living room, dining room, kitchen, three good size bedrooms and bathroom with separate WC.

Superb corner-plot with mature gardens, extensive patio area and detached garage and driveway.

NO CHAIN.

Porch
Door into:

Dining Room
9'3 x 10'4
With stairs rising to first floor. Window to front aspect. Doors leading to kitchen and living room.

Living Room
12'9" x 22'0"
Feature fire place. Windows to front and side aspects.

Kitchen
15'2 x 9'1
Fitted with a range of matching eye and base level storage units with work top surfaces over. Sink and drainer with mixer tap over. Cooker with extractor over. Space and pluming for white goods. Window to rear aspect. Door to side aspect.

First Floor Landing
With doors to all bedroom and bathroom. Cupboard housing boiler.

Bedroom 1
13'0 x 11'4
With fitted wardrobes. Window to front aspect.

Bedroom 2
13'0 x 10'8
With fitted wardrobes. Window to front aspect.

Bedroom 3
9'8 x 9'2
With fitted wardrobes. Window to rear aspect.

Bathroom
Fitted with bath and wash hand basin.

WC
Fitted with a low level WC

Outside
Superb corner-plot with mature gardens, extensive patio area and detached garage and driveway.

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 15 miles from Bury St Edmunds, and roughly 40 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.

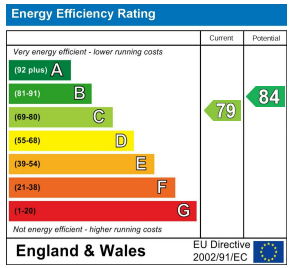
Property Details
EPC - C
Tenure - Freehold
Council Tax Band - D - East Cambs
Property Type - Semi Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 78 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast Fibre available, 1000Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

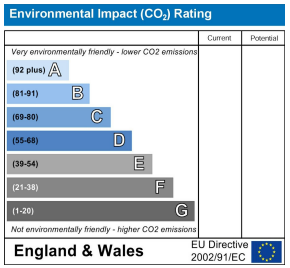
- **Semi-Detached Family Home**
- **Corner Plot**
- **Close To Highly Regarded Primary School**
- **Three Bedrooms**
- **Off Road Parking**
- **Garage**
- **Viewing Recommended**
- **NO CHAIN**



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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