



Crockfords Road, Newmarket, CB8 9BG

CHEFFINS

Crockfords Road

Newmarket,
CB8 9BG

3 2 1

Guide Price £410,000

- Spacious Town House
- 3 Bedrooms - 1 Ensuite
- Kitchen/Dining Room
- First Floor Living Room with access to the rear garden
- 2 Separate Terrace Areas
- Garage & Driveway

A beautifully presented and generously proportioned home, ideally located in a sought-after area close to the Town Centre. Arranged over three floors, the property offers versatile living space including a stylish open plan kitchen/dining area, a bright living room with direct access to the garden, a practical utility/cloakroom and 3 bedrooms with 1 ensuite. Outside, the property benefits from two private enclosed terrace areas along with a garage and driveway at the front providing off-street parking. Viewing Recommended.





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 a double glazed composite entrance door, window to the side, radiator, stairs to the first floor landing, Quick-step laminate flooring, under stairs storage cupboard.

UTILITY ROOM/CLOAKROOM

with a low level WC, built-in base and wall mounted cupboards with work surfaces over, stainless steel sink, plumbing for washing machine, radiator, tiled splashbacks, Quick-step laminate flooring.

KITCHEN/DINING ROOM

A dual aspect room with windows to the front and side aspects with a range of matching wall and base units with work surfaces over, double bowl stainless steel sink, space and plumbing for appliances, tiled splashbacks, Quick-step laminate flooring, inset spotlights, radiator, door to the side aspect.

FIRST FLOOR**LANDING**

with stairs leading up the second floor, window to the front aspect, radiator.

LIVING ROOM

A beautiful dual aspect room with Quick-step laminate flooring, 2 radiators, built-in gas fire with stone hearth and surround, French doors opening onto the patio area with glazed windows.

SHOWER ROOM

with a low level WC, pedestal wash hand basin, shower with glass screen, tiled walls and tiled flooring, chrome heated towel rail, window to the rear aspect.

BEDROOM 3

with built-in wardrobes, radiator and a window to the front aspect and a velux window.

SECOND FLOOR**LANDING**

with an airing cupboard with pressurised water cistern.

BEDROOM 1

A dual aspect room with windows to the rear and side aspects, radiator.

ENSUITE BATHROOM

with a corner bath, low level WC, pedestal wash hand basin, chrome heated towel rail.

BEDROOM 2

A dual aspect room with a window to the front and side aspects, radiator, built-in storage cupboard, loft access.

OUTSIDE

To the rear of the property is an Indian sandstone patio area with red brick wall with a raised lawned area, flower bed borders, mature hedgerows, outside tap.

To the front of the property is a block paved driveway with parking for 2 cars and an outside tap. There is a further terrace seating area enclosed by a red brick wall which is laid to astro turf with a small timber built shed, steps leading up to the side gated access into the rear garden.

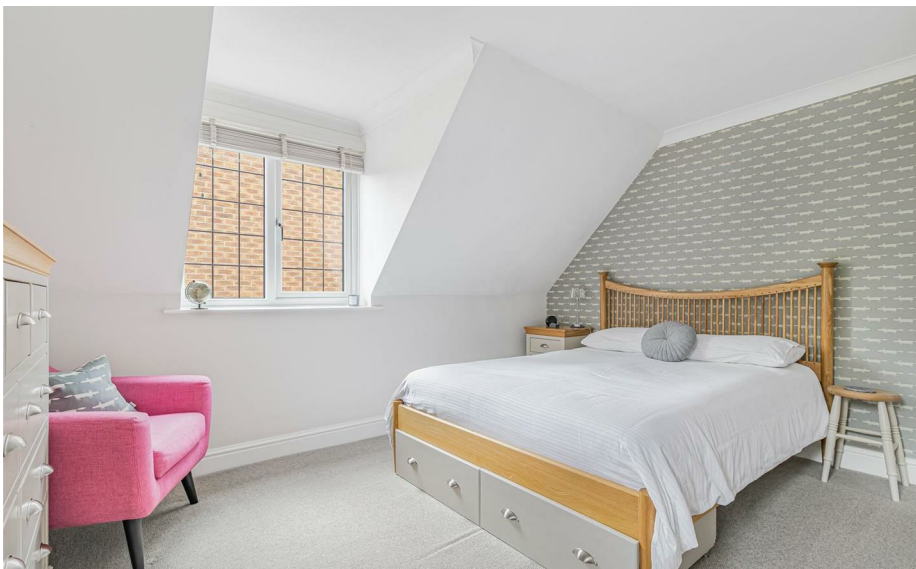
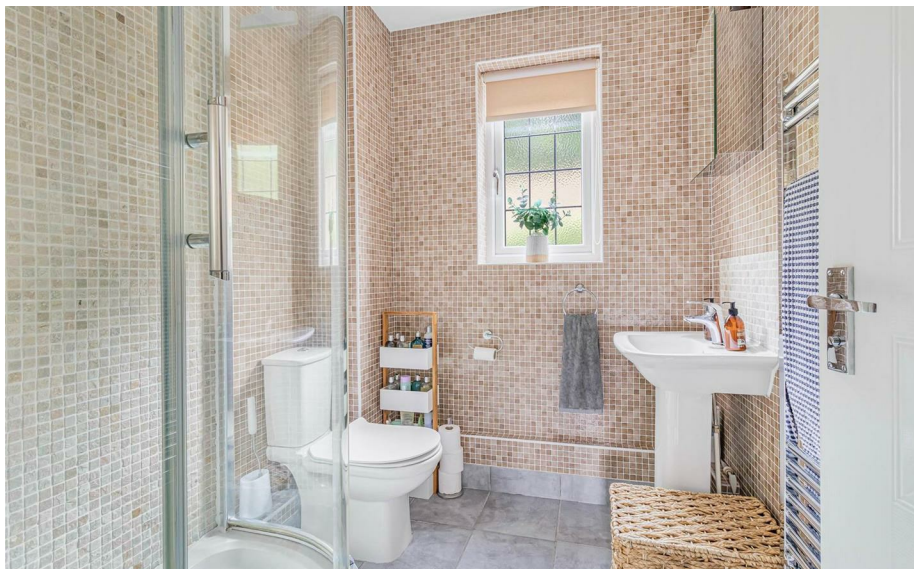
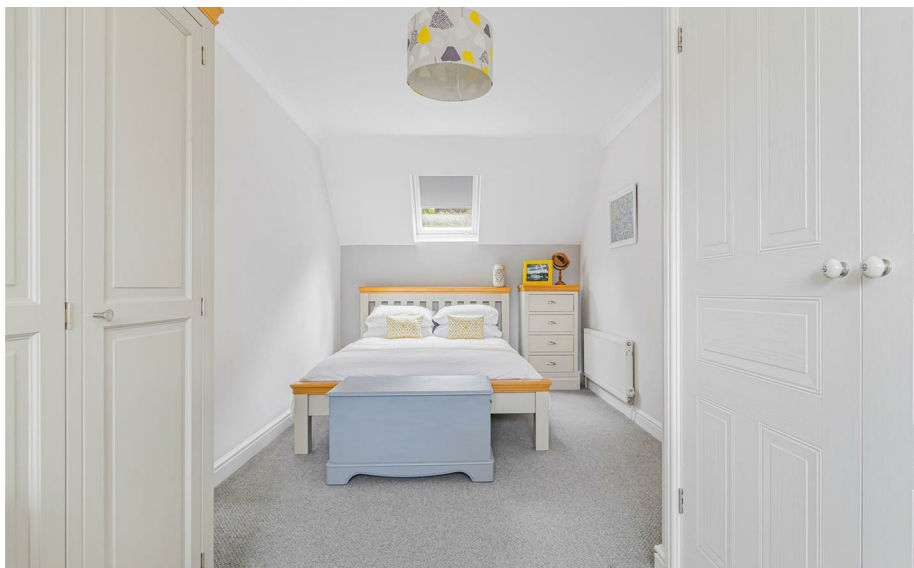
GARAGE

with an up and over door, power and light connected.

SALES AGENTS NOTES

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

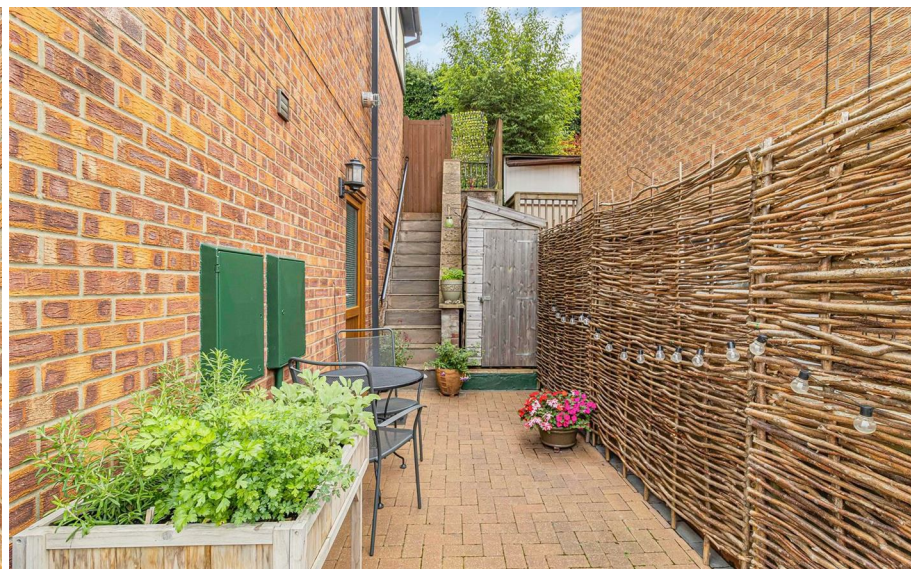




Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Guide Price £410,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambridgeshire





**Approximate Gross Internal Area 1430 sq ft - 132 sq m
(Excluding Garage)**

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 606 sq ft – 56 sq m

Second Floor Area 412 sq ft – 38 sq m

Garage Area 162 sq ft – 15 sq m



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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