



Tutte Gardens, Newmarket, CB8 7GQ

Guide Price £345,000

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A superb semi-detached family home standing at the end of a quiet and peaceful cul-de-sac and enjoying a south west facing rear garden.

Cleverly planned, this recently constructed home offers accommodation to include entrance hall, living/sitting room, kitchen/breakfast room, three bedrooms (ensuite to master) and bathroom.

Two allocated off road parking spaces.

Outstanding property - viewing recommended.

Entrance Hall

Light entrance hall with LVT wood flooring. Built-in storage cupboard. Understairs storage cupboard. Doors leading to the kitchen/diner, sitting room and cloakroom. Stairs leading to the first floor landing.

Kitchen/Diner 17'1" x 7'10" (5.21m x 2.39m)

Contemporary kitchen/diner with a range of matching eye and base level cupboards with under lighting and granite work top over. Inset sink and drainer with mixer tap over. Integrated eye level oven. Inset hob with stainless steel extractor above. Integrated fridge/freezer, washing machine and dishwasher. LVT wood flooring. Window to the front aspect. Radiator. Door leading to the entrance hall.

Sitting Room 11'1" x 15'1" (3.38m x 4.61m)

Spacious, well presented sitting room with French doors leading to the rear garden. Radiator. Door leading to the entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. LVT wood flooring. Obscured window. Door to the entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

Master Bedroom 9'6" x 15'1" (2.92m x 4.61m)

Generous double bedroom with window to the rear aspect. Built-in wardrobe and storage cupboard. Radiator. Doors leading to the en suite and landing.

En Suite

Modern white suite comprising low level W.C., hand basin and walk-in shower cubicle. Tiled to wet areas. Obscured window. Door leading to the Master bedroom.

Bedroom 2 10'6" x 7'10" (3.22m x 2.39m)

Well proportioned room with window to the front aspect. Built-in wardrobe. Radiator. Door leading to the landing.

Bedroom 3 6'11" x 7'1" (2.13m x 2.17m)

Well proportioned room with window to the front aspect. Radiator. Door leading to the landing.

Bathroom

Modern white suite comprising low level, concealed cistern, W.C., handbasin with mixer tap under and built-in storage under, panelled bath with mixer tap and shower attachment over. Tiled to wet areas. Ladder radiator. Obscured window. Door leading to the landing.

Outside - Front

Planted beds with central pathway leading to the front door with storm porch over. Side access path leading to the rear garden. Two allocated off road parking spaces.

Outside - Rear

Enclosed family garden, with patio area to the rear of the house with French doors leading to the sitting room. Lawned area. Side access gate.

PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 78 SQM

Parking – Allocated Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

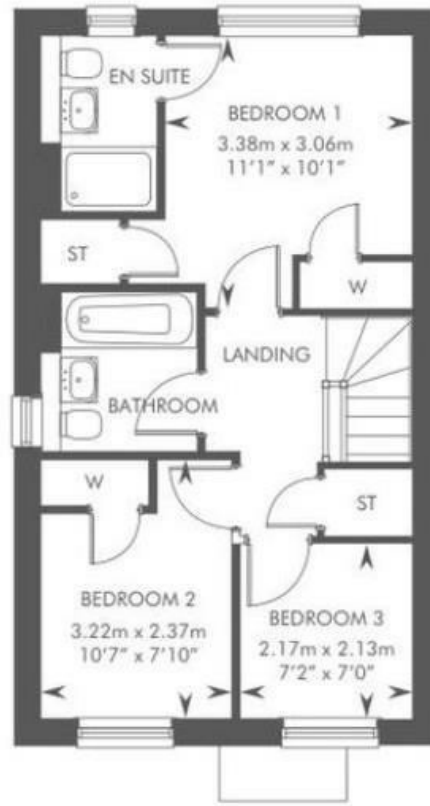
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

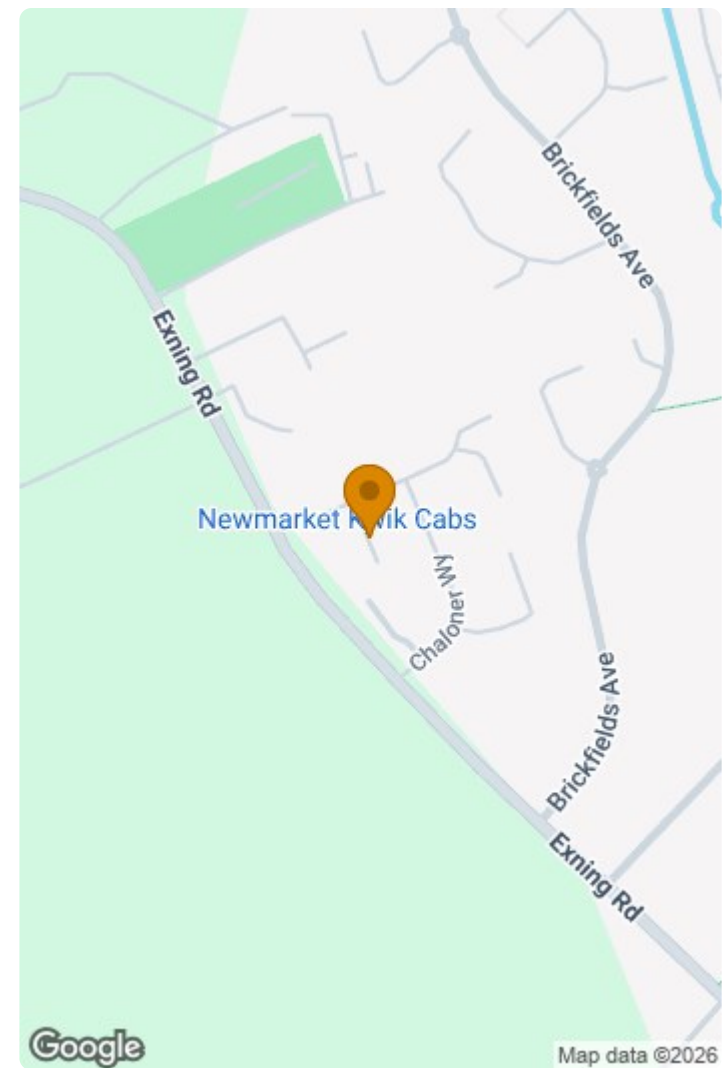
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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