



**Princess Way,
Newmarket, CB8 0NX
£675,000**

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Princess Way, Newmarket, CB8 0NX

A remarkably improved and almost new detached family home standing within this established residential area and enjoying sizeable rear and side gardens.

Hugely extended and greatly enhanced, this property boasts accommodation to include a fabulous open plan kitchen/family room measuring almost 30ft in length, sitting room/bedroom five, four principal bedrooms (two ensuite) and a family bathroom.

Superb family home – viewing recommended.

Entrance Hall

Built in storage.

Kitchen/Dining Room

29'0" x 19'8"

Fitted with a range of eye and base level units with worktop over. Resin sink with gold mixer tap over. Integrated oven, hob and microwave with space for white goods. Velux windows, Windows to side and rear aspect. Bi-fold doors to rear aspect.

Bathroom

Suite comprising of a tiled bath, walk in shower, WC and vanity sink unit. Window to side aspect.

Bedroom 1

18'8" x 10'7"

Velux window, window to rear aspect with a door leading to ensuite.

Ensuite

Suite comprising of a shower unit, WC and a vanity sink unit. Window to rear aspect.

Bedroom 2

18'8" x 15'0"

Velux windows with window to rear aspect. Door leading to ensuite.

Ensuite

Suite comprising of a shower unit, WC and a vanity sink unit. Window to rear aspect.

Bedroom 3

13'6" x 11'9"

Window to front aspect.

Bedroom 4

11'10" x 10'4"

Window to front aspect.

Bedroom 5

12'1" x 10'6"

Window to side aspect.

Garage

18'8" x 8'11"

Single garage with up and over door, EV charging point located to the right.

Outside Front

Low maintenance gravelled drive providing parking for multiple cars. Fencing surrounding property.

Outside Rear

Fully enclosed mainly laid to lawn with patioed area.

Property Details

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 171 SQM

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas fired heating

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1800Mbps download, 220Mbps 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.



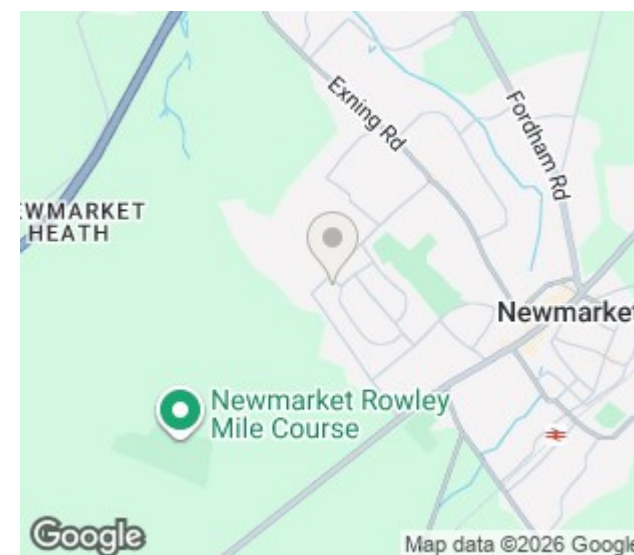
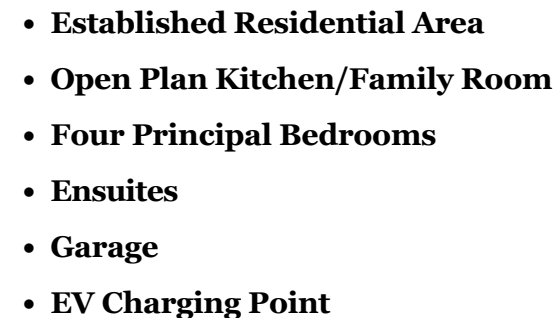
Ground Floor Area 1301 sq ft – 121 sq m
First Floor Area 541 sq ft – 50 sq m
Garage Area 168 sq ft – 16 sq m



Ground Floor



First Floor



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.



Energy Efficiency Rating

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		

Current: 76 Potential: 83

England & Wales EU Directive 2010/31/EU

Environmental Impact (CO₂) Rating

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		
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Not environmentally friendly - higher CO ₂ emissions		

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