



**McCalmont Way,
Newmarket, CB8 8HU
Offers Over £450,000**

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McCalmont Way, Newmarket, CB8 8HU

A modern and detached family home standing within this superb residential area and located on the edge of the town centre.

This established property offers generous size rooms throughout and boasts entrance hall, living room, dining room, kitchen, conservatory, utility room, bedroom 5/study, four bedrooms and family bathroom.

Externally the property offers off road parking and a well stocked and fully enclosed rear garden.

Entrance Hall

With staircase rising up to the first floor, radiator and door through to the:

Living Room

20'7" x 11'4"

Good sized living room with featured fireplace, TV connection point, wall lighting, radiator and window to the front and rear aspect.

Dining Room

13'7" x 10'11"

Spacious dining room with radiator, access through to the conservatory and kitchen.

Conservatory

15'6" x 7'9"

With windows surrounding and French doors out to the rear garden area.

Kitchen

12'8" x 7'10"

Fitted with a variety of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, space for a oven and fridge/freezer. Tiled flooring, radiator, window to the side and rear aspects and door through to the:

Utility Room

7'8" x 4'9"

Space and plumbing for a washing machine, stainless steel sink, radiator, window to the rear aspect and side external door.

WC

Low level WC, hand basin, radiator and obscured window to the side aspect.

Bedroom 4

12'0" x 7'1"

Double bedroom with radiator, window to the front aspect and door through to the:

Ensuite

Modern ensuite comprising a low level WC, hand basin with vanity cupboards under, walk-in shower cubicle with glass screen, heated towel rail, wall mounted LED mirror and obscured window to the side aspect.

First Floor Landing

Access to loft space and window to the front aspect.

Bedroom 1

11'1" x 10'6"

Double bedroom with radiator and window to the rear aspect.

Bedroom 2

11'1" x 8'7"

Double bedroom with radiator and window to the rear and side aspect.

Bedroom 3

10'6" x 6'3"

With radiator and window to the front aspect.

Study/Bedroom 5

8'6" x 5'10"

With radiator and window to the rear aspect.

Bathroom

Three piece suite comprising a low level WC, pedestal hand basin, enclosed shower cubicle, tiled walls and flooring, radiator, storage cupbored and obscured window to the front aspect.

Outside - Rear

Beautifully landscaped rear garden mostly laid to lawn with a variety of mature shrubs and flowers, paved patio area, two timber garden shed, outdoor tap and outdoor lighting,

Outside - Front

Bloc paved driveway creating off-road parking. Gravelled area also allowing additional parking.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 108 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas Central Heating

Broadband Connected - Yes

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

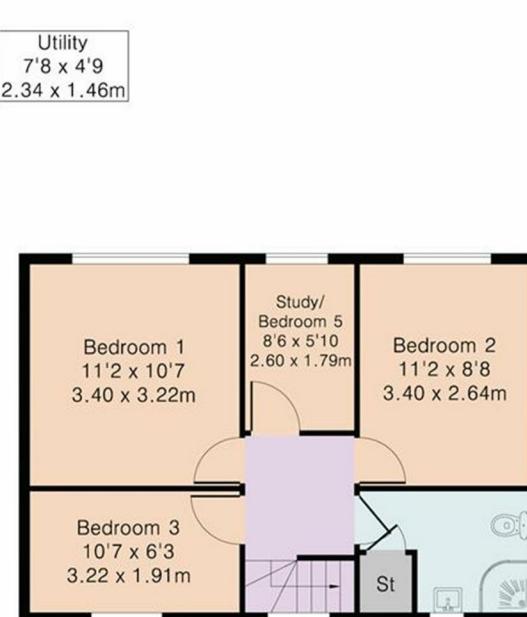
None that the vendor is aware of



Approximate Gross Internal Area 1305 sq ft - 121 sq m

Ground Floor Area 862 sq ft – 80 sq m

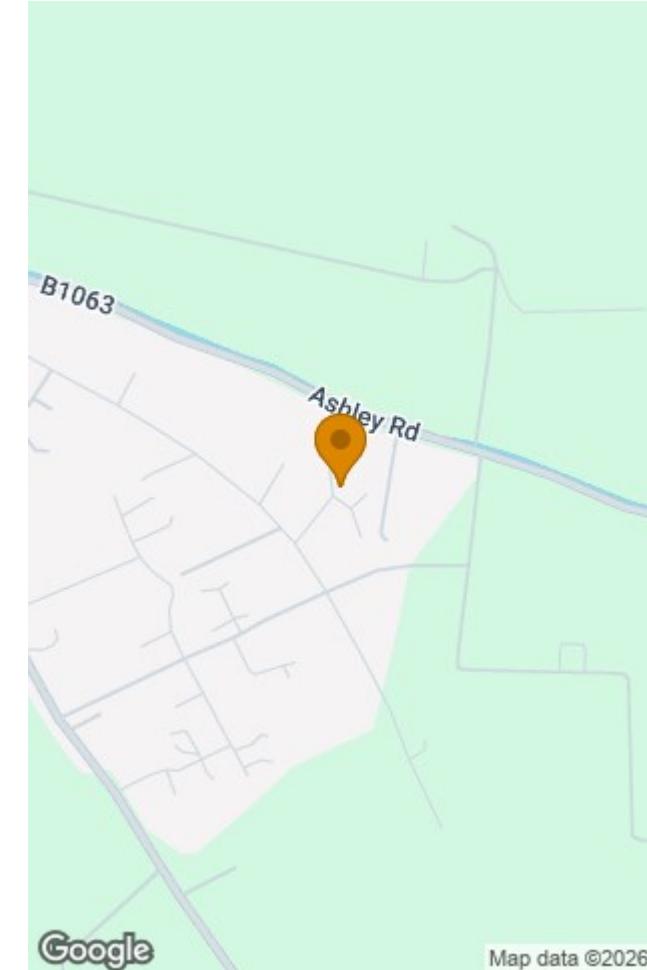
First Floor Area 443 sq ft – 41 sq m



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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		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		80	65

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		80	65

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