



Elvedon Way, Newmarket, CB8 0DF

CHEFFINS

Elvedon Way

Newmarket,
CB8 0DF

- Semi-Detached Family Home
- 5 Bedrooms
- 3 Reception Rooms
- Enclosed Rear Garden
- Garage & Driveway
- Popular Town Location

A spacious and extended 5 bedroom semi-detached family home located in a sought after and highly regarded residential part of town. The property benefits from over 1,700 sq ft of flexible living accommodation featuring a kitchen, large living room, triple aspect dining room and a sun room with views over the garden. Additional benefits include a good sized rear garden, a driveway and integral garage.

5 1 3

Guide Price £425,000





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 entrance door, stairs up to the first floor, radiator, storage cupboard.

CLOAKROOM

with a low level WC, pedestal wash hand basin, radiator, double glazed window to the side aspect.

DINING ROOM

A triple aspect room with double glazed windows to the rear and side aspects and a further window and double doors opening into the sun room, 2 storage heaters, vinyl flooring.

KITCHEN

with a range of matching wall and base units with work surfaces over, space and plumbing for appliances, built-in electric oven and 4 ring electric hob with an extractor hood over, 1.5 bowl stainless steel sink, vinyl flooring, under stairs storage cupboard.

LIVING ROOM

with a double glazed window to the front aspect, full length windows and French doors opening into the sun room, 2 radiators, gas fire with wooden surround and marble hearth.

SUN ROOM

uPVC construction with brick plinth with laminate flooring, uplighters, French doors opening onto the rear garden.

FIRST FLOOR
LANDING

with loft access, airing cupboard housing the gas fired boiler.

BEDROOM 1

with a radiator, built-in storage, double glazed window to the front aspect.

BEDROOM 2

with a storage heater, double glazed window to the front aspect.

BEDROOM 3

with a radiator, built-in storage, double glazed window to the rear aspect.

BEDROOM 4

with a storage heater, loft access, double glazed window to the rear aspect.

BEDROOM 5

with a radiator, double glazed window to the front aspect.

FAMILY BATHROOM

with a side panel bath, pedestal wash hand basin, low level WC, radiator.

OUTSIDE

To the front of the garage is a hardstanding driveway with a laid to lawn area on the right hand side in front of the property (providing opportunity for further parking if required)

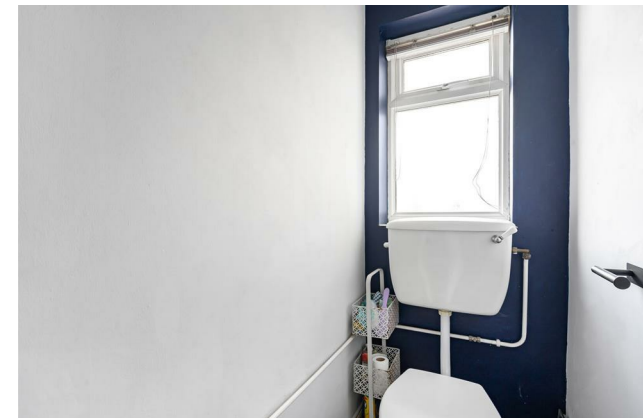
The enclosed rear garden is laid to lawn with flower bed borders, a timber built shed and double gates leading onto the cul-de-sac.

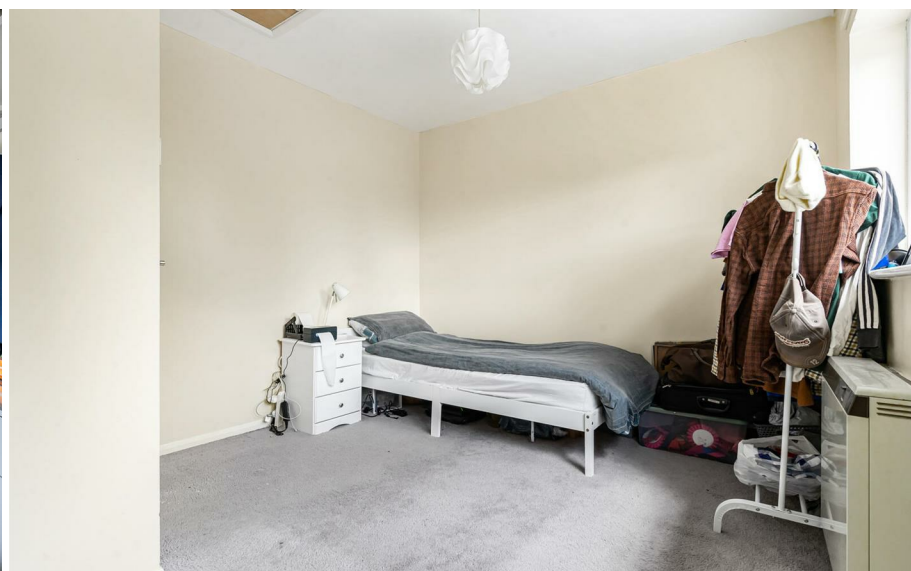
GARAGE

with an up and over door.

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		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £425,000
Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk



Approximate Gross Internal Area 1782 sq ft - 165 sq m

Ground Floor Area 1092 sq ft – 101 sq m

First Floor Area 690 sq ft – 64 sq m



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.



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

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.

