Fairhaven Way, Newmarket, CB8 0DQ

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3 1 2

Offers In Excess Of

- Detached Bungalow
- 3 Bedrooms
- Open Plan Kitchen/Dining Room
- Study
- Enclosed Private Rear Garden
- Driveway Providing Off-Road Parking
- Solar Panels
- Under Floor Heating in Kitchen, Dining & Study
- NO CHAIN

A well presented 3 bedroom link-detached bungalow, offered with NO CHAIN and situated within a sought after part of town close to local amenities. Extending to over 1,000 sq ft of well-appointed accommodation the property features an open plan kitchen/dining room with charming log burner and a separate study area. Outside there is a private enclosed rear garden and a driveway providing off-road parking. Viewing Essential.

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/UTILITY
with entrance door, tiled flooring, built-in storage cupboard, space and plumbing for washing machine.

CLOAKROOM
with hand wash basin, low level WC.

STUDY
with under floor heating, a double glazed window to the rear aspect and a door leading into the garden.

OPEN PLAN KITCHEN/DINING ROOM
with a range of built-in wall and base units with rolled edge worktops surfaces, stainless steel sink, a range of built-in appliances include an oven and microwave, dishwasher, fridge/freezer and a Siemens induction hob with extractor hood over, multi-fuel wood burner, tiled flooring, recessed ceiling spotlights, built-in speaker system, under floor heating, double glazed window to the rear aspect, sliding patio doors opening onto the rear garden.

LIVING ROOM
Open plan with the dining room with a solid oak flooring, built-in storage cupboard, recessed ceiling spotlights, built-in speaker system, velux window.

INNER HALL
with a radiator, loft access, built-in storage cupboard.

BEDROOM 1
with a radiator, large built-in wardrobes, solid oak flooring, double glazed window to the front aspect.

BEDROOM 2
with a radiator, built-in wardrobe, solid oak flooring, double glazed window to the front aspect.

BEDROOM 3
with a radiator, built-in wardrobe, solid oak flooring, double glazed window to the side aspect.

BATHROOM
with a side panelled bath with shower over, hand wash basin, low level WC, double glazed window to the side aspect.

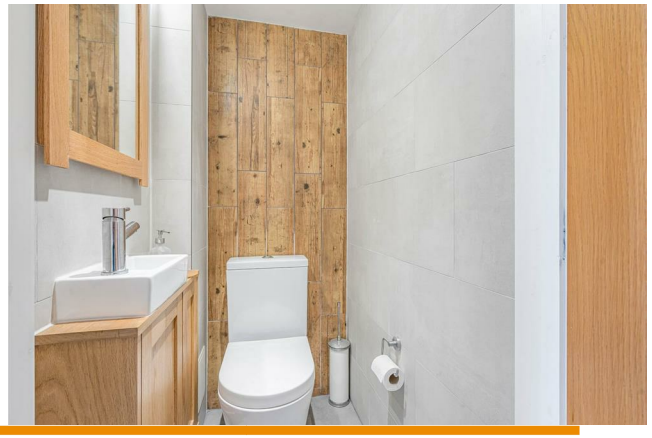
OUTSIDE
The private rear garden is mainly laid to lawn with a brick weave patio and a Nette Lette Barbecue Smoker Grill. An area to the side of the garden features a storage shed with covered bike store.

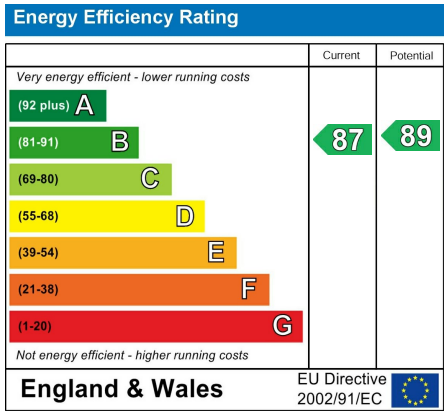
To the front of the property is a brick weave driveway providing ample space for off-road parking with a further area laid to lawn.

SALES AGENTS NOTES
The property benefits from solar panels, these are owned outright and excess energy can be sold back.

The property also has the benefit of external wall insulation and under floor heating to the kitchen, dining and study areas.

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





Offers In Excess Of £385,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

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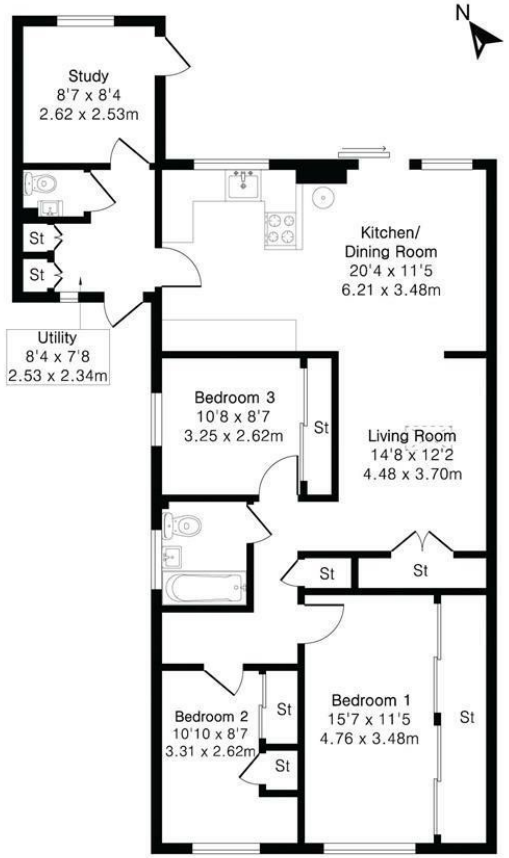
Approximate Gross Internal Area 1005 sq ft - 93 sq m



Ground Floor

PINKPLAN

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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