



**The Dip, Newmarket Suffolk CB8 8AH**

**Guide Price £490,000**



## The Dip, Newmarket, Suffolk CB8 8AH

Outstanding opportunity to purchase a detached bungalow set within a prime residential area on the fringe of the town centre and offering sizeable plot with extensive gardens.

Updated and improved by the current owners, this property offers huge further potential and has had planning approved for further accommodation to the rear of the property.

Accommodation includes entrance hall, refitted kitchen/breakfast room, utility room, two double bedrooms (easily changed back to three) cloakroom, utility room, cloakroom.

Externally the property offers outstanding gardens with ample parking to the front, substantial patio area and extensive gardens including useful outbuilding.

### Accommodation Details

With part glazed front door leading through to:

#### Entrance Hall

With wood effect flooring, recessed lighting to ceiling, radiator, opening leading through to:

#### Kitchen/Breakfast Room 11'0" x 10'8" (3.35m x 3.25m)

Re-fitted with a sleek, contemporary range of eye level and base storage units with contrasting working top surfaces over, built in larder cupboard, built in eye level double oven, separate hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, inset sink unit with mixer tap over, ample room for dining table and chairs, wood effect flooring, recessed lighting to ceiling, radiator, opening leading through to:

#### Inner Hallway

With wood effect flooring, windows to the rear aspect, glazed door leading to the rear garden, recessed lighting to ceiling, radiator, access and door leading through to:

#### Living Room 12'11" x 14'6" (3.94m x 4.42m)

Dual aspect room with windows to the front and rear aspects, recessed lighting to ceiling, TV aerial connection point, two radiators.

#### Utility Room

With space and plumbing for washing machine, space for tumble dryer, recessed lighting to ceiling, wood effect flooring, radiator, window to the side aspect.

#### Cloakroom

Comprising low level WC and wash hand basin, window to the side aspect.

#### Bedroom 1 14'5" x 8'10" (4.39m x 2.69m)

Dual aspect room with windows to the rear and side aspects, recessed lighting to ceiling, radiator.

#### Bedroom 2 12'0" x 10'10" (3.66m x 3.30m)

With window to the side aspect, recessed lighting to ceiling, radiator.

#### Bedroom 3 12'0" x 10'2" (3.66m x 3.10m)

With window to the side aspect, recessed lighting to ceiling, radiator.

#### Bathroom

With suite comprising corner bath, wash hand basin and low level WC, part tiled walls, wood effect flooring, radiator, window to the side aspect.

#### Outside - Front

Raised gravel drive with ample room for vehicles with sloping pathway leading to the front door

and access to the rear garden, outside lighting, outside tap.

#### Outside - Rear

Fully enclosed rear garden with huge potential, out side power, outside lighting, useful outbuilding and garden shed.

#### Agents Notes

Maintenance fee - N/A

EPC - F

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 92 SQ M

Parking – Yes

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast

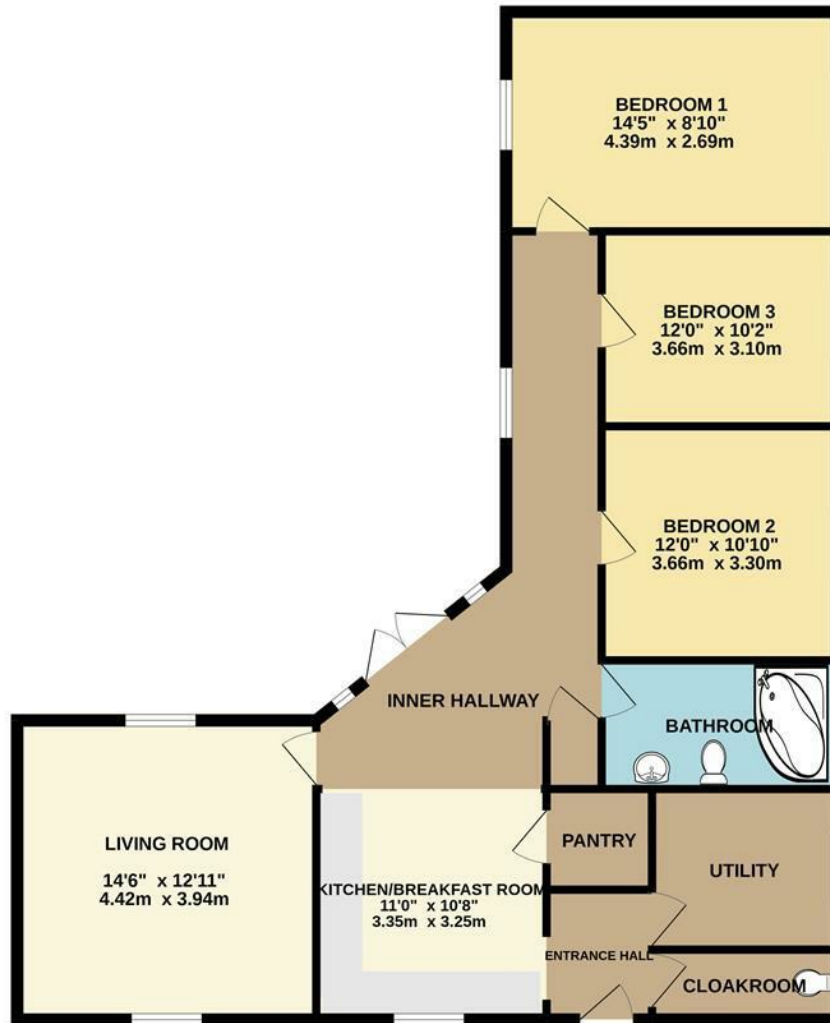
available,1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

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

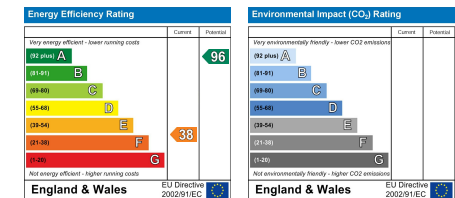
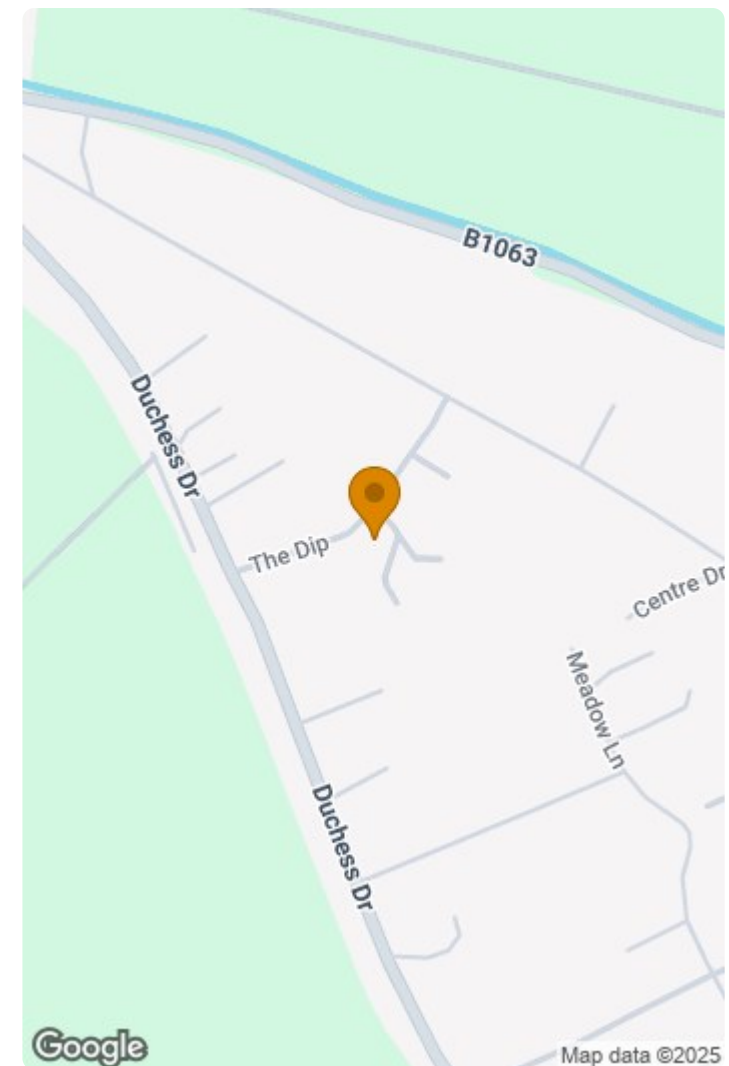
The owners have planning permission approved for an extension to the rear of the property and have started with foundations. For further information or to discuss this in more detail please contact Simon on 01638 560221

GROUND FLOOR  
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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