



Manderston Road, Newmarket, Suffolk CB8 0NU

Guide Price £340,000

MA
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An impressive semi-detached family home set within a generous size plot and positioned on the edge of this established development.

Updated and improved by the current owners, this splendid property offers generous size rooms throughout including a 25ft re-fitted kitchen/family room, living room, three double bedrooms and a re-fitted bathroom.

Externally the property offers a detached, oversized garage, off road parking and fully enclosed, sizeable rear garden.

Early viewing is essential.

Accommodation Details

Part glazed door with storm porch leading through to:

Entrance Hallway

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

Lounge

14'0" x 12'6"

With bay window to the front aspect, inset fireplace housing wood burning stove, radiator.

Kitchen/Diner

24'9" x 12'6"

Fitted with a range of Vintage English Rose storage units with working top surface over, inset 1 1/2 bowl ceramic Butler sink unit with mixer tap over, space for electric oven, space for fridge/freezer, Rayburn Regent solid fuel stove on raised stone base with tiled surround, tiled flooring, access to pantry, radiator, window to the rear aspect, French style doors with windows to each side leading to the rear garden.

First Floor Landing

With access to loft space, airing cupboard, window to the side aspect and access and door leading through to:

Bedroom 1

12'3" x 9'8"

With window to the front aspect, built-in wardrobes with sliding doors, radiator.

Bedroom 2

11'3" x 9'8"

With window to the rear aspect, built-in wardrobes with sliding doors, radiator.

Bedroom 3

9'4" x 8'0"

With window to the front aspect, radiator.

Bathroom

Comprising panel bath and wash hand basin set in vanity unit with cupboard space under, radiator, window with obscured glass to the rear aspect.

WC

Separate low level WC, wash hand basin, window with obscured glass to the side aspect.

Outside - Front

Enclosed front garden with a variety of shrubs/plants, gated access to the rear garden, gated driveway with access to:

Garage/Workshop

With timber doors, power and lighting, space and plumbing for washing machine, vaulted ceiling.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with a variety of mature plants/shrubs, paved patio area, greenhouse.

PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

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.







