Princess Way,
Newmarket, CB8 0NX
£675,000

Morris Armitage
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Princess Way, Newmarket, CB8 0NX

A remarkably improved and almost new detached family home standing within this established residential area and enjoying sizeable rear and side gardens.

Hugely extended and greatly enhanced, this property boasts accommodation to include a fabulous open plan kitchen/family room measuring almost 30ft in length, sitting room/bedroom five, four principal bedrooms (two ensuite) and a family bathroom.

Superb family home – viewing recommended.

Entrance Hall
Built in storage.

Kitchen/Dining Room
29'0" x 19'8"
Fitted with a range of eye and base level units with worktop over. Resin sink with gold mixer tap over. Integrated oven, hob and microwave with space for white goods. Velux windows, Windows to side and rear aspect. Bi-fold doors to rear aspect.

Bathroom
Suite comprising of a tiled bath, walk in shower, WC and vanity sink unit. Window to side aspect.

Bedroom 1
18'8" x 10'7"
Velux window, window to rear aspect with a door leading to ensuite.

Ensuite
Suite comprising of a shower unit, WC and a vanity sink unit. Window to rear aspect.

Bedroom 2
18'8" x 15'0"
Velux windows with window to rear aspect. Door leading to ensuite.

Ensuite
Suite comprising of a shower unit, WC and a vanity sink unit. Window to rear aspect.

Bedroom 3
13'6" x 11'9"
Window to front aspect.

Bedroom 4
11'10" x 10'4"
Window to front aspect.

Bedroom 5
12'1" x 10'6"
Window to side aspect.

Garage
18'8" x 8'11"
Single garage with up and over door, EV charging point located to the right.

Outside Front
Low maintenance gravelled drive providing parking for multiple cars. Fencing surrounding property.

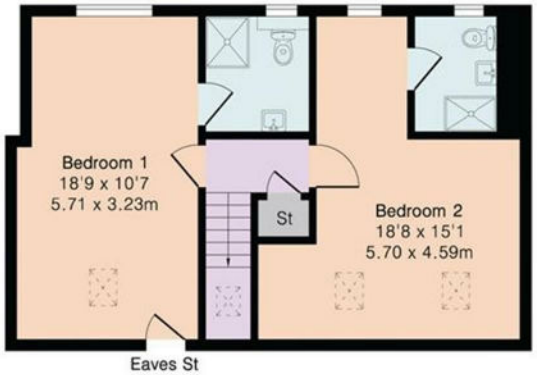
Outside Rear
Fully enclosed mainly laid to lawn with patioed area.

Property Details
EPC - C
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 171 SQM
Parking – Off Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas fired heating
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.

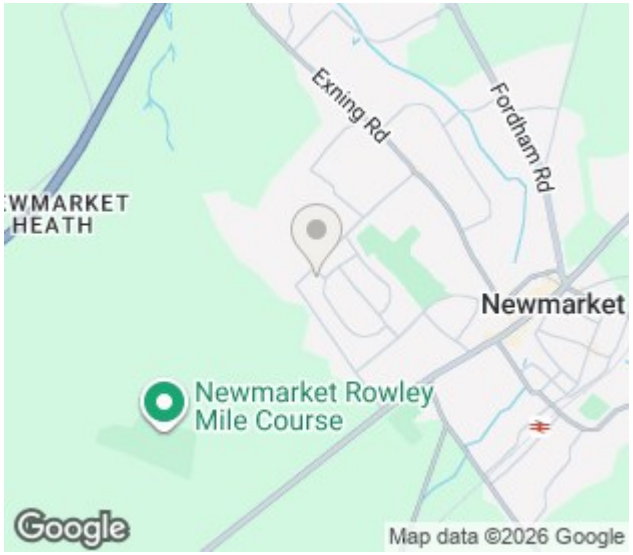
Approximate Gross Internal Area 1842 sq ft - 171 sq m
(Excluding Garage)
Ground Floor Area 1301 sq ft – 121 sq m
First Floor Area 541 sq ft – 50 sq m
Garage Area 168 sq ft – 16 sq m

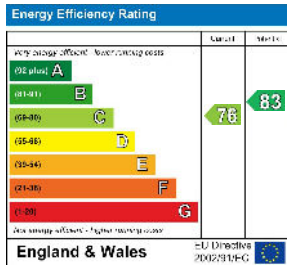
Ground Floor

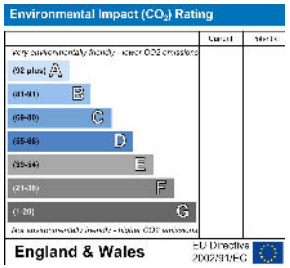


First Floor

- **Established Residential Area**
- **Open Plan Kitchen/Family Room**
- **Four Principal Bedrooms**
- **Ensuites**
- **Garage**
- **EV Charging Point**







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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