



18 Abernant Drive
Newmarket, CB8 0FH
Guide Price £360,000

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An opportunity to acquire impressive three storey townhouse superbly set within this gated development and positioned within walking distance to all local amenities.

Offered for sale with the distinct advantage of no onward chain, this deceptive and incredibly versatile property boasts accommodation to include an entrance hall, study/bedroom four, sizeable kitchen/dining room with built-in appliances, sitting room, three double bedrooms (with en-suite to the master) and a family bathroom.

Externally the property offers a fully enclosed rear garden with artificial turf and decked seating/patio area. Also benefitting from off road parking.

Early viewing is absolutely essential.

EPC (C)
Council Tax Band D (West Suffolk)

Accommodation Details

Part glazed front door with storm porch leading through to:

Entrance Hall

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

Kitchen/Dining Room 17'1" x 13'10" (5.21 x 4.22)

Fitted with a contemporary range of high gloss eye level and base storage units with working top surfaces over, inset sink unit

with mixer tap over, built in eye level double oven, separate gas hob with extractor hood over, built in fridge/freezer, built in dishwasher, built in cupboard, central island/breakfast bar, ample room for dining table and chairs, recessed lighting to ceiling, tiled flooring, radiator, window to the rear aspect, French style doors to the rear aspect leading to the rear garden.

Bedroom 4/Study 9'4" x 11'3" (2.87 x 3.43)

With window to the front aspect, radiator.

Cloakroom

Comprising low level WC and wash hand basin, radiator, window with obscured glass to the front aspect.

First Floor Landing

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

Sitting Room 17'1" x 13'2" (5.21 x 4.02)

With two windows to the front aspect, radiator, TV aerial connection point.

Master Bedroom 9'11" x 10'0" (3.03 x 3.05)

With window to the rear aspect, built in wardrobes, radiator, access and door leading through to:

En-Suite 7'1" x 4'8" (2.17 x 1.44)

Comprising shower cubicle, low level WC and wash hand basin, radiator, window with obscured glass to the rear aspect.

Second Floor Landing

With access to loft space, airing cupboard, Velux windows, access and door leading through to:

Bedroom 2 9'11" x 9'11" (3.03 x 3.04)

With window to the rear aspect, radiator.

Bedroom 3 9'11" x 11'10" (3.03 x 3.61)

With window to the front aspect, radiator.

Bathroom 7'8" x 6'7" (2.35 x 2.01)

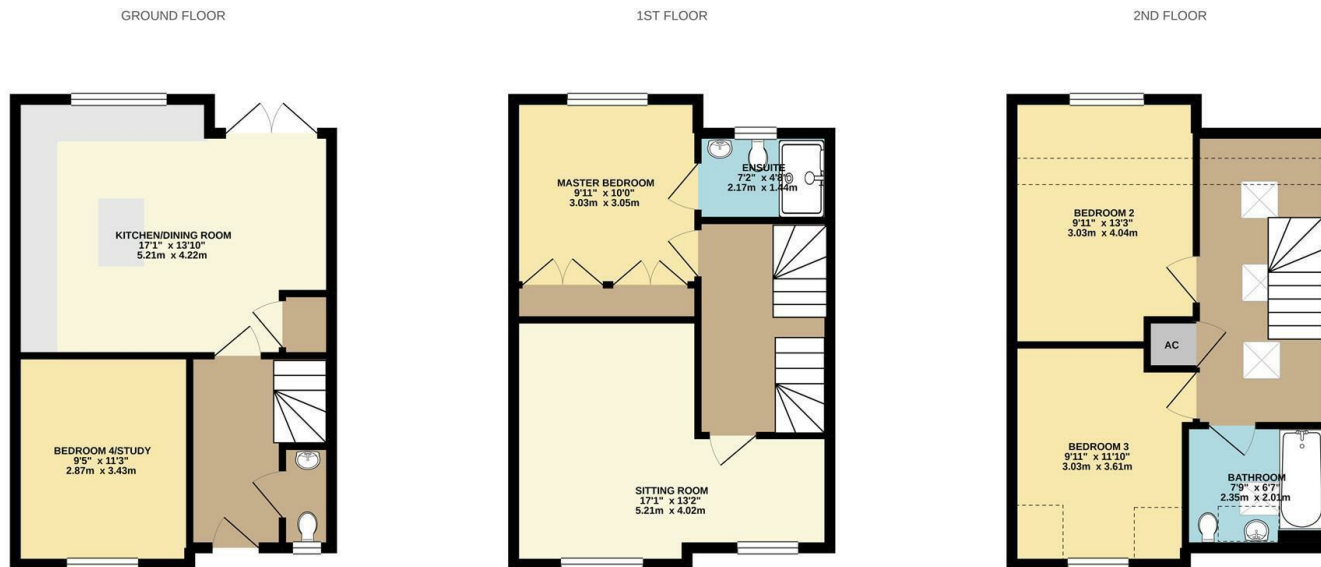
Suite comprising panel bath with mixer tap/shower attachment, low level WC, wash hand basin, radiator, shaver point, Velux window.

Outside - Front

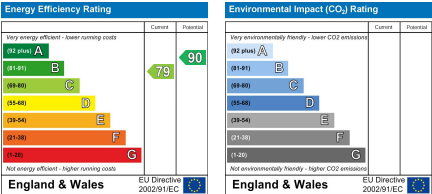
Small paved area to the front surrounded by flint/brick wall and hedging, gated access to the development with resident parking.

Outside - Rear

Fully enclosed rear garden predominantly laid with artificial lawn, timber decking, outside lighting, outside tap.



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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