



**Windsor Road,
Newmarket, Suffolk CB8 0QA
£360,000**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Windsor Road, Newmarket, Suffolk CB8 oQA

A remarkably improved and skilfully extended semi-detached family home standing within this established development and enjoying some delightful well stocked gardens.

Incredibly deceptive and boasting sizeable rooms arranged over three floors and boasting around 1350 square foot of accommodation, this family home offers entrance hall, living room, kitchen/breakfast room, utility room, dining room, bedroom 3, cloakroom, three further bedrooms, family bathroom, useful loft room/space.

Externally the property offers a fabulous garden with a variety of well stocked plants, extensive patio area and useful garden studio/outbuilding.

Living Room
13'0" x 11'10"
Bricked fireplace with bio-fuel burner, Sliding external doors to rear aspect.

Kitchen/Breakfast Room
19'10" x 9'4"
Fitted with a range of eye and base level units with worktop over. Stainless steel sink with mixer tap over. Space for white goods.

Dining Room
11'3" x 8'3"
Velux window, bi-fold doors to rear aspect. Window to side aspect.

Utility
10'3" x 5'7"
Fitted worktop with space for white goods. Window to front aspect.

Bathroom
Suite comprising of a shower cubicle, WC and sink basin. Window to side aspect.

Bedroom 1
13'2" x 9'5"
Built in storage, Window to rear aspect.

Bedroom 2
11'9" x 8'7"
Window to rear aspect.

Bedroom 3
11'3" x 7'8"
Velux window and window to side aspect.

Bathroom
suite comprising of a panelled bath, WC and pedestal sink basin.

Bedroom 4/ Dressing Room
8'11" x 7'9"
Window to front aspect.

Loft Space
Velux windows, this space provides ample storage.

Garden Studio
Windows looking out to garden with french doors.

Outside Rear
Fully enclosed rear garden mainly laid to lawn with a patioed area and pathway leading to garden room. Boarded with mature plants and shrubberies.

Outside Front
Large driveway laid to gravel providing parking for multiple cars, paved pathway leading to front door. Boarded with mature plants and shrubberies.

Property Details
EPC - TBC
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Semi Detached House

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 128 SQM
Parking – Off road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps 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 1383 sq ft - 128 sq m
(Excluding Outbuilding)**

Ground Floor Area 732 sq ft – 68 sq m

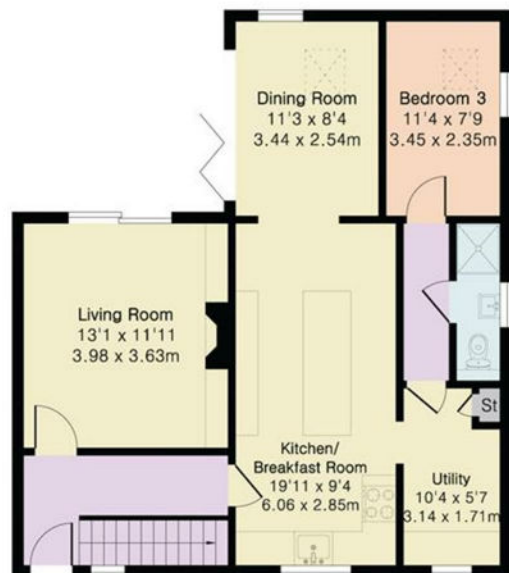
First Floor Area 431 sq ft – 40 sq m

Second Floor Area 220 sq ft – 20 sq m

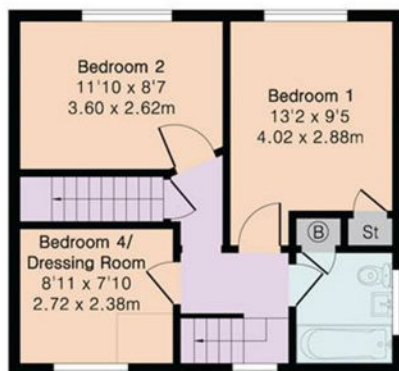
Outbuilding Area 152 sq ft – 14 sq m



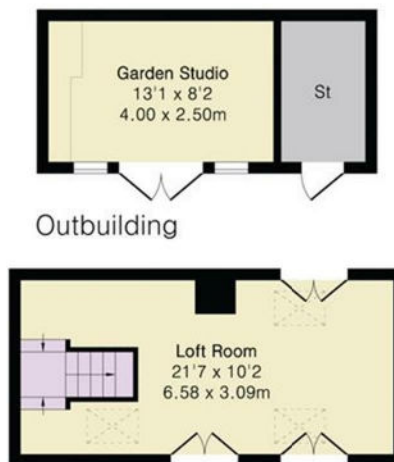
- Well Sought-After Location
- Generous Rooms
- Utility Room
- Useful Loft Space
- Fully Enclosed Garden
- Ample Parking



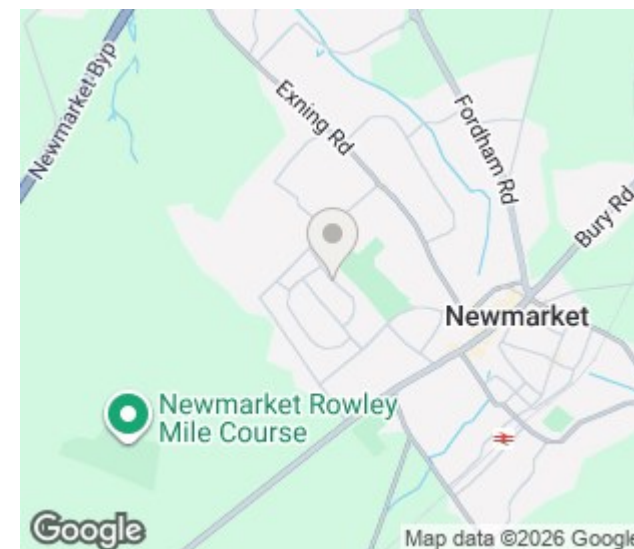
Ground Floor



First Floor



Second Floor



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.



Energy Efficiency Rating		
Energy efficiency class	Current	Target
A (91-100)		
B (81-90)		
C (61-80)		
D (51-60)		
E (31-50)		
F (21-30)		
G (1-20)		
Energy efficiency class - Target 2025/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100		
England & Wales		

Environmental Impact (CO ₂) Rating		
Environmental impact class	Current	Target
A (1-10)		
B (11-20)		
C (21-30)		
D (31-40)		
E (41-50)		
F (51-60)		
G (61-70)		
Environmental impact class - Target 2025/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100		
England & Wales		

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



