



Edinburgh Road
Newmarket, CB8 0QD
Offers In Excess Of £350,000

Edinburgh Road, Newmarket, CB8 0QD

An established semi-detached family home standing on a lovely size plot and offered for sale with no onward chain.

Cleverly extended, this property offers huge scope for further extension and boasts accommodation to include, entrance hall, kitchen, 2 reception rooms, dining room, garden room, cloakroom, family bathroom and three good sized bedrooms.

Externally the property offers extensive driveway providing ample parking, garage and a delightful fully enclosed garden.

Entrance Hall

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

Living Room 13'11" x 11'2" (4.26 x 3.41)

Spacious living room with featured fireplace and wooden mantle, TV connection point, display shelving and cupboards, window to the front aspect and opening through to the:

Dining Room 10'4" x 9'4" (3.17 x 2.87)

With to carpet and double doors through to the:

Sitting Room 17'10" x 9'4" (5.45 x 2.86)

Good sized sitting room with wall lighting, radiator, TV connection point, radiator, wall lighting, window to the rear and side aspect and sliding doors out to the rear garden.

Kitchen 13'2" x 8'11" (4.03 x 2.73)

Kitchen with matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor hood above, space and plumbing for a washing machine and dishwasher.

Laid wooden flooring, radiator and window to the rear aspect. Opening through to the:

Garden Room 11'10" x 7'6" (3.63 x 2.31)

Laid wooden style flooring, radiator and sliding doors to the rear.

WC

Low level WC, hand basin, storage cupboard and obscured window to the front aspect.

Inner Hallway

With access through to the garage.

First Floor Landing

Access to the airing cupboard, window to the side aspect.

Bedroom 1 13'5" x 9'4" (4.11 x 2.85)

Double bedroom with built-in oak wardrobes, radiator and window to the front aspect.

Bedroom 2 10'11" x 10'4" (3.34 x 3.17)

Double bedroom with storage cupboard, radiator and window to the rear aspect.

Bedroom 3 9'10" x 7'6" (3.00 x 2.30)

With radiator and window to the front aspect.

Bathroom

Low level WC, panelled bath with wall mounted shower, hand basin, tiled walls and obscured window to the rear aspect.

Outside - Rear

Fully enclosed rear garden mostly laid to lawn with extensive paved area, bricked built garden shed (4.30mx 1.02m), timber built garden shed and a variety of mature trees and shrubs.

Outside - Front

Bloc paved driveway creating ample off road parking. EV charging point.

Garage 16'8" x 8'3" (5.09 x 2.53)

With up and over metal garage door. Power and lighting.

Property Information:

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 112 SQM

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 – Limited as advised by Ofcom

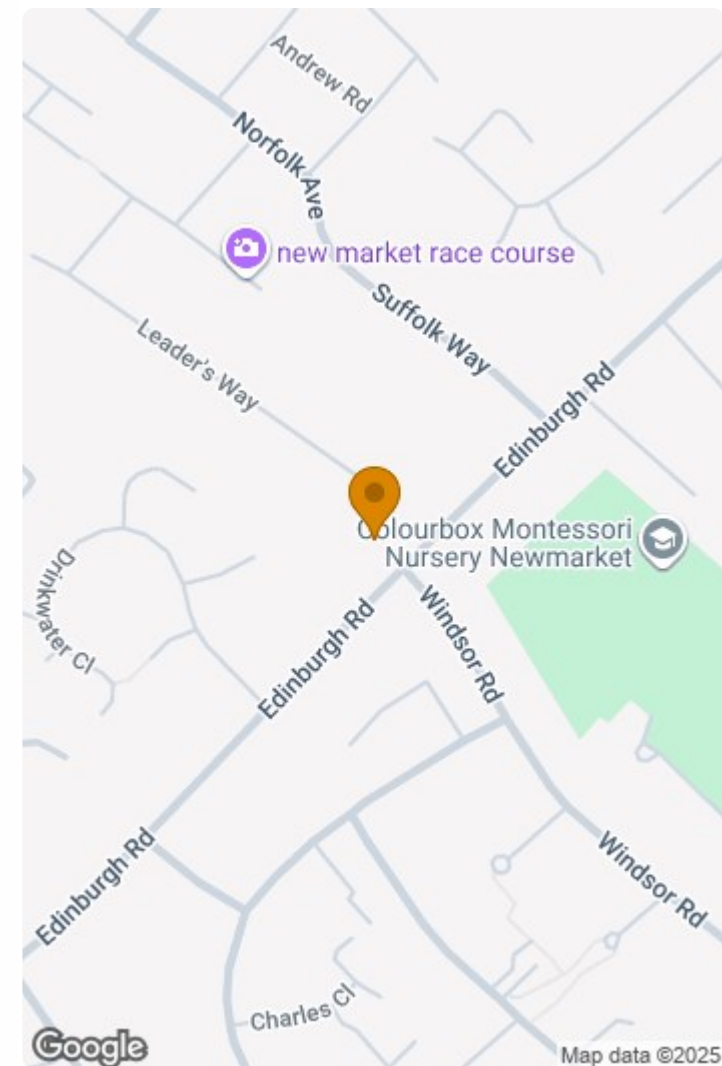
Rights of Way, Easements, Covenants – None that the vendor is aware of

Approximate Gross Internal Area 1455 sq ft - 134 sq m

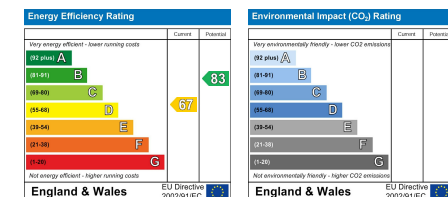
Ground Floor Area 942 sq ft – 87 sq m

First Floor Area 467 sq ft – 43 sq m

Outbuilding Area 46 sq ft – 4 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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