



Aureole Walk, Newmarket CB8 7BB

Guide Price £274,000

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Morris Armitage

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Aureole Walk, Newmarket CB8 7BB

A modern and detached bungalow set on the edge of this popular residential area and located on the outskirts of the town centre.

This well presented property offers accommodation to include entrance hall, kitchen, living room/sitting room, conservatory/dining room, two double bedrooms and family bathroom.

Externally the property offers a lovely fully enclosed garden offering a good degree of privacy.

Front Porch

With door leading to entrance hall.

Entrance Hall

Generous entrance hall with LVT wood flooring. Built-in storage cupboard. Radiator. Doors leading to all rooms.

Kitchen

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with stainless steel extractor above. Space and plumbing for dishwasher and washing machine. Space for undercounter fridge. Tiled splashbacks. Installed water softener. Wood effect flooring. Window to front aspect. Door to entrance hall.

Sitting Room

Spacious sitting room with dual aspects windows. Sliding glazed doors and full height window to conservatory/dining room. Radiator. Door to entrance hall.

Conservatory/Dining Room

Generous conservatory/dining room with LVT wood flooring. Glazed sliding doors and full height window to sitting room. French doors to rear garden.

Bedroom 1

Spacious double bedroom with built-in wardrobes. Window to rear aspect. Radiator. Door to entrance hall.

Bedroom 2

Generous double bedroom with window to front aspect. Radiator. Door to entrance hall.

Shower Room

Modern white suite comprising low level W.C., pedestal hand basin and generous walk-in shower with wall mounted shower. Attractively tiled. LVT wood flooring. Radiator. Obscured window. Door to entrance hall.

Outside - Front

Attractive brick wall boundary. Pathway leading to front porch. Access gate and pathway leading to rear garden.

Outside - Rear

Patio area to rear of the bungalow with French doors to conservatory/dining room. Access gate and pathway leading to the front. Well maintained lawned area with planted borders. Timber shed. Outside tap.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 69 SQM

Parking - On 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

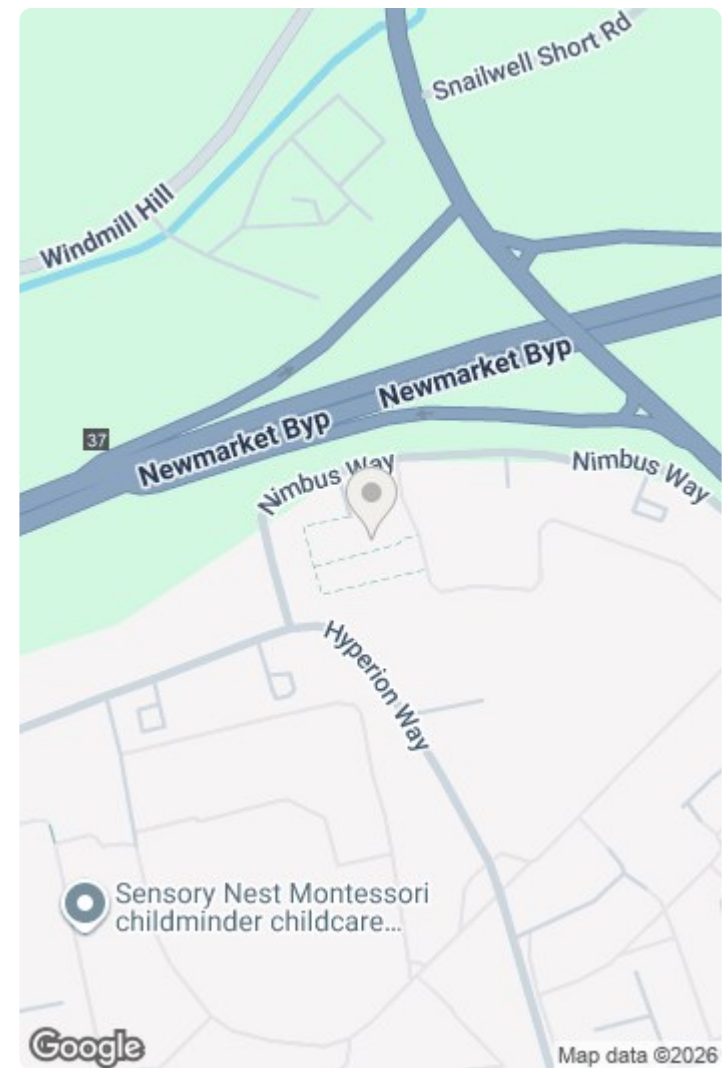
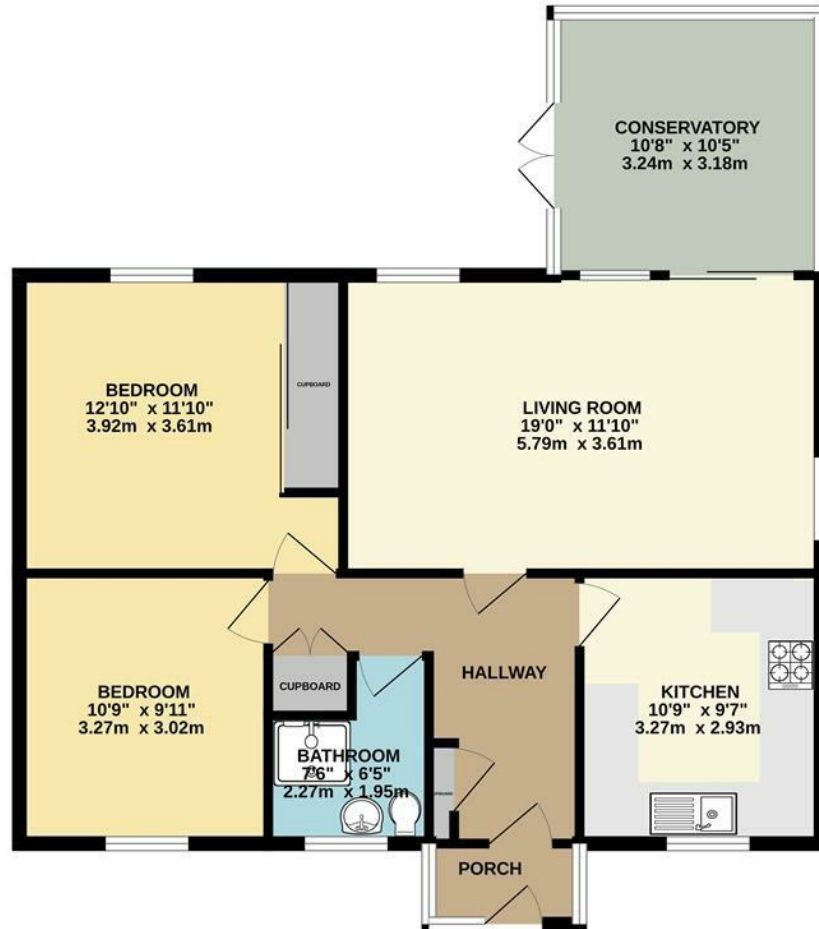
Rights of Way, Easements, Covenants - None that the vendor is aware of

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.



GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



434 AUREOLE WALK
TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.
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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	60		
<p>Very energy efficient - lower running costs</p> <p>A (92-101)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (54-68)</p> <p>E (49-53)</p> <p>F (45-48)</p> <p>G (1-44)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (92-101)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (54-68)</p> <p>E (49-53)</p> <p>F (45-48)</p> <p>G (1-44)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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