



MA
Morris Armitage
01638 560221
for sale

Parkers Walk
Newmarket, Suffolk CB8 7AP
£290,000

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www.morrisarmitage.co.uk

Parkers Walk, Newmarket, Suffolk CB8 7AP

A modern semi-detached family home standing in this popular development and located within striking distance of the A14 and Cambridge.

Offering generous size rooms throughout, this property enjoys accommodation to include entrance hall, living room, separate dining room, refitted kitchen, three good size bedrooms and bathroom.

Externally the property offers a fully enclosed South East facing garden, lovely aspect to front overlooking an open green and garage facilities

EPC (B)
Council Tax B (West Suffolk)

Accommodation Details:

Double glazed front entrance door through to the:

Entrance Hall

With two large built in storage cupboard, radiator and door through to the:

Dining Room 15'8" x 7'8" (4.80 x 2.35)

With space for dining room table and chairs, staircase rising to the first floor, radiator, double glazed window to the rear aspect and access and door through to:

Lounge 15'8" x 13'3" (4.80 x 4.05)

With TV connection point, radiator, double glazed window to the front aspect and double glazed doors opening out to the rear garden.

Kitchen 7'10" x 7'10" (2.40 x 2.39)

Fitted with a range of matching eye level and base units with working top surfaces over, stainless steel sink with drainer and mixer tap over, four ring gas hob, built in oven, space and plumbing for washing machine, space for refrigerator, tiled splash backs, double glazed window to the side aspect and double glazed door opening to the rear garden.

WC 5'0" x 2'9" (1.54 x 0.86)

With suite comprising of low level WC and pedestal wash hand basin.

First Floor Landing

With airing cupboard, large storage cupboard with shelving, access to loft space, double glazed window to the front aspect and access and doors to all rooms.

Bedroom 1 13'6" x 8'9" (4.13 x 2.68)

With fitted wardrobes to side, radiator and double glazed window to the rear aspect.

Bedroom 2 13'3" x 8'9" (4.04 x 2.68)

With built in sliding door wardrobes, radiator and double glazed window to the rear aspect.

Bedroom 3 10'0" x 6'11" (3.06 x 2.12)

With radiator and double glazed window to the front aspect.

Bathroom 6'11" x 5'4" (2.12 x 1.63)

With suite comprising of panel sided bath with shower mixer attachment over, pedestal wash hand basin, low level WC, obscured double glazed windows to the front and side aspects.

Outside - Front

Low maintenance gravel frontage with pathway to the front of the house. Wooden gate to the side providing access through to:

Outside - Rear

Predominantly laid to lawn enclosed

South East facing rear garden with gated rear access. Wooden pergola over with patio area, raised pond, timber garden shed and rear pedestrian gate. Garage located nearby en-bloc.

Property Information:

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 84 SQM

Parking – TBC

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise limited

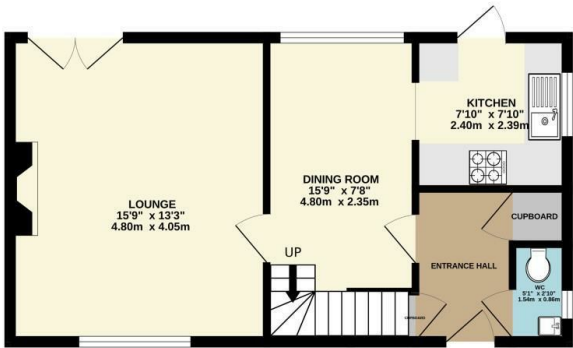
Rights of Way, Easements, Covenants – None that the vendor is aware of

Agents Notes:

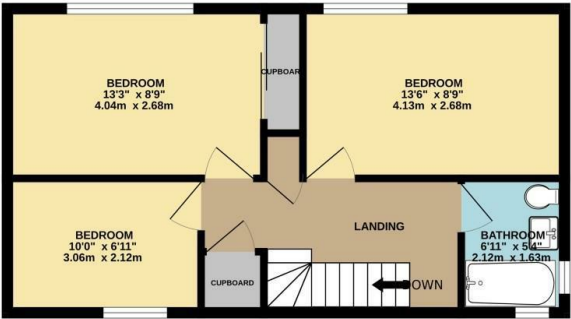
The 5kw solar panel system and battery installed in 2023.



GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



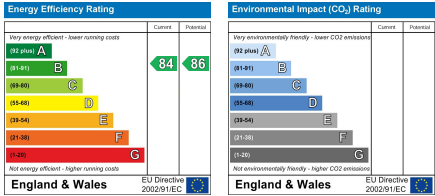
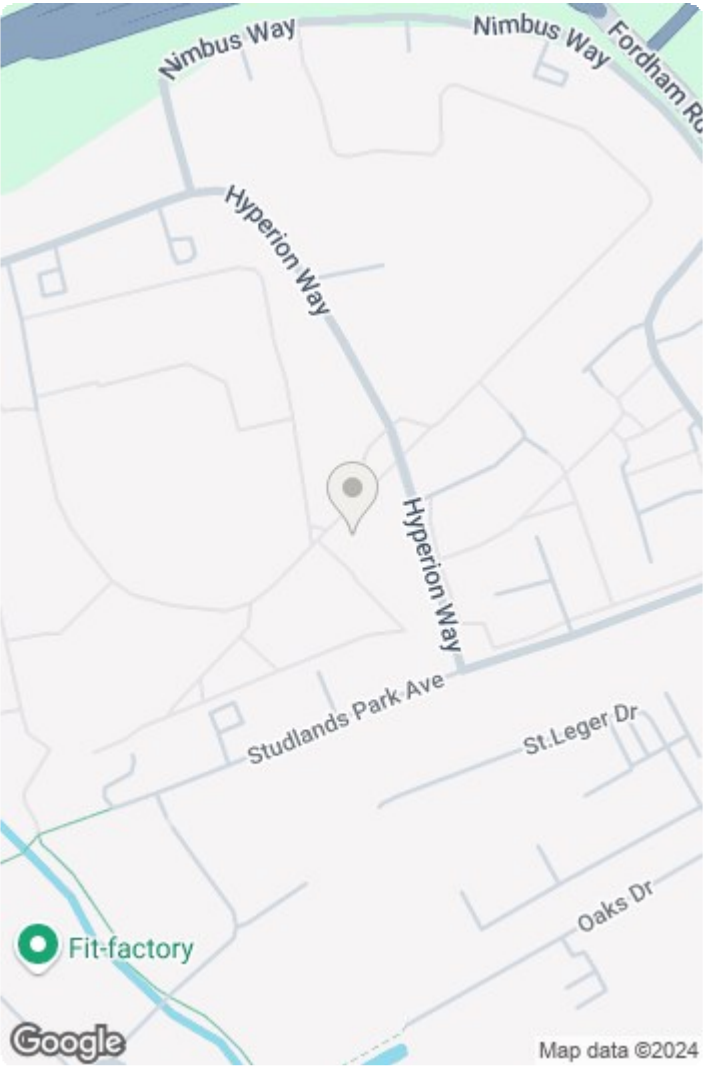
1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



124 PARKERS WALK

TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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