



McCalmont Way, Newmarket CB8 8HU

Guide Price £350,000

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

McCalmont Way, Newmarket CB8 8HU

A beautifully designed, individually built detached bungalow, ideally positioned on the edge of this highly sought-after development and offered to the market with no onward chain.

Thoughtfully laid out, the property boasts spacious and light-filled accommodation throughout, comprising a welcoming entrance hall, a generous living room, a well-appointed kitchen/dining room, two comfortable double bedrooms, and a modern bathroom.

Outside, the home benefits from an attractive enclosed garden, a garage, and additional off-road parking.

Early viewing is strongly advised.

Entrance Hall

With doors leading to the kitchen/dining room, living room, all bedrooms and bathroom. Wooden flooring. Access to the centrally boarded loft, with installed access ladder. Radiator.

Kitchen/Dining Room

16'11" x 10'5"

A range of modern fitted cupboards and storage drawers with worktop over. Integrated Hotpoint double oven with inset hob and extractor over. Stainless steel sink and drainer with mixer tap over. Attractive splashback tiling. Tiled flooring. Radiator. Window to the front aspect. Doors leading to the entrance hall and rear lobby.

Living Room

14'0" x 11'8"

Well presented, spacious living room with large bay window to the front aspect. French doors leading to the rear garden. Focal fireplace with wooden and stone surround and mantel, stone hearth. Radiator. Door leading to the entrance hall.

Bedroom 1

13'9" x 11'3"

Spacious bedroom with window to the rear aspect. Built-in wardrobe. Radiator. Door to the entrance hall.

Bedroom 2

11'9" x 9'7"

Generous bedroom with window to the side aspect. Radiator. Door leading to the entrance hall.

Bathroom

Contemporary white suite comprising low level,

concealed cistern, WC, inset handbasin with mixer tap over and built-in storage under and counter top, panelled bath with mixer tap over and walk-in shower fitted with a dual head digital mixer shower. Attractively tiled throughout. Tiled flooring. Ladder radiator. Obscured window. Door leading to the entrance hall.

Rear Lobby

With doors leading to the kitchen/dining room, garage and rear garden.

Garage

15'7" x 9'11"

With up and over door leading to the driveway. Currently housing the washing machine and tumble dryer with fitted vent. Pedestrian door to the lobby.

Outside - Front

Lawned areas with a central path leading to the front door. Hardstanding driveway providing off road parking, leading to the garage. Access gate to the side of the house.

Outside - Rear

Mainly laid to lawn with a patio seating area to the side. Steps lead up to the French doors to the living room. Pathway to the side of the house with a door to the lobby. Gravelled pathway leading to the timber shed. Some established shrub planting. Access gates to the front

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 75 SQM (not inc. garage)

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas (combi Boiler)

Broadband Connected - ADSL & Fibre connections

Broadband Type – Ultrafast available, 1800Mbps

download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

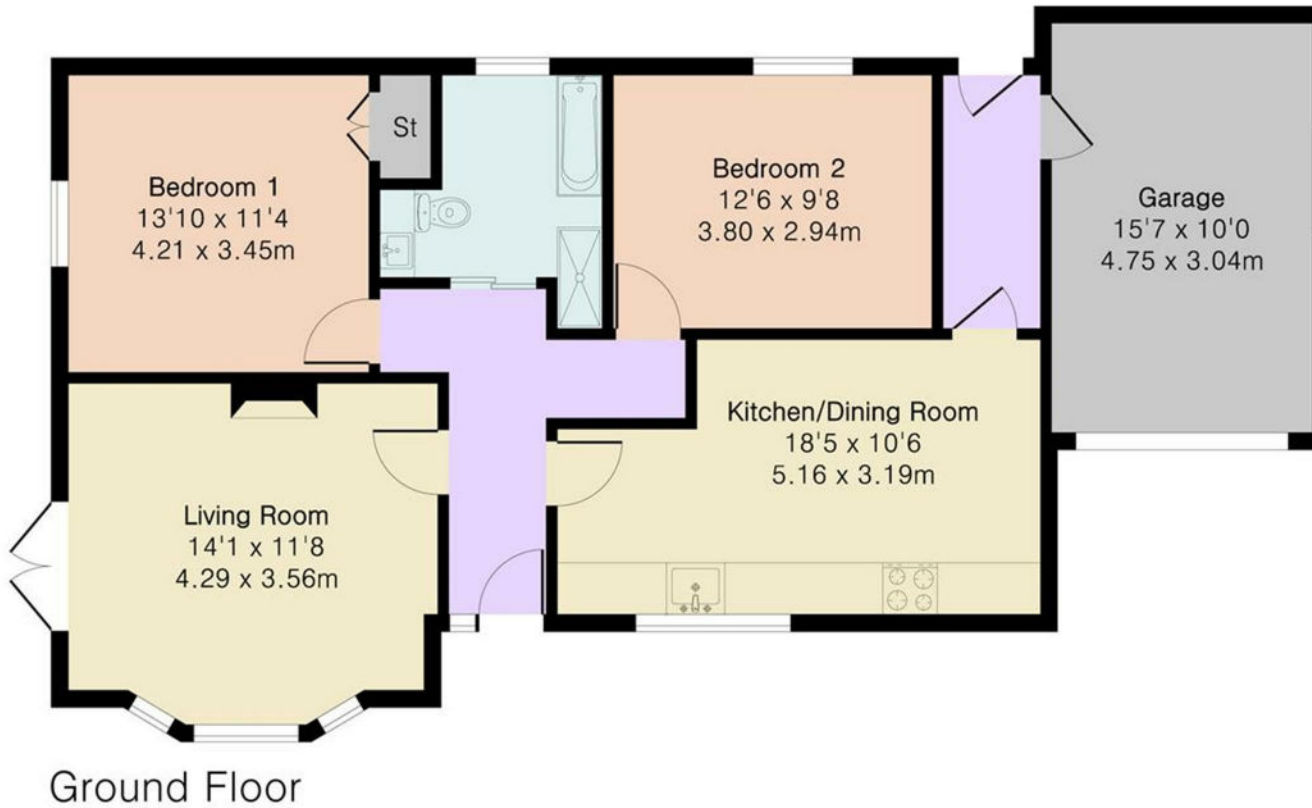
Rights of Way, Easements, Covenants – Easement

access to the front of the property

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 970 sq ft - 90 sq m (Including Garage)



- Detached Bungalow
- Well Presented Throughout
- Lovely Kitchen/Dining Room
- Spacious Living Room
- Two Double Bedrooms
- Contemporary Bathroom
- Generous Rear Garden
- Driveway & Garage
- NO CHAIN
- Viewing Highly Recommended



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		Environmental Impact (CO ₂) Rating	
Current	Max	Current	Max
81	85	G	G
<small>Key: 100 = 0 kWh/m²/year; 0 = 100 kWh/m²/year</small>		<small>Key: 100 = 0 tonnes CO₂/year; 0 = 100 tonnes CO₂/year</small>	
England & Wales		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.





