



**15 High Street**  
**Newmarket, CB8 9DX**  
**£350,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## 15 High Street, Newmarket, CB8 9DX

A individually built detached bungalow nestling in the heart of this picturesque and highly regarded village and offered for sale with no onward chain.

Rather deceptive and offering sizeable rooms throughout, this property offers accommodation to include storm porch, living room/sitting room, kitchen/dining room, three generous size bedrooms and bathroom.

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

### Entrance Hall

With doors to all room, storage cupboards.

### Living Room 18'5" x 11'10" (5.62m x 3.62m)

With feature fireplace. Two radiators and windows to front aspect.

### Kitchen/Dining Room 10'1" x 15'5" (3.09m x 4.72m)

Fitted with a range of matching eye and base level storage units with working top surface over. Stainless sink and drainer with mixer tap over. Integrated oven and hob with extractor hood over. Space and plumbing for white goods. Window and door to rear aspect.

### Bedroom 1 10'1" x 11'10" (3.09m x 3.63m)

Radiator and window to rear aspect.

### Bedroom 2 9'4" x 8'7" (2.87m x 2.62m)

Radiator. Window to front aspect. Fitted wardrobe.

### Bedroom 3 10'1" x 8'5" (3.07m x 2.57m)

Radiator and window to rear aspect.

### Bathroom

Suite comprising, low level WC, wash hand basin, bath with shower over. Obscured window to front aspect.

### Outside - Front

Gravelled driveway providing ample parking. Access to garage.

### Garage 15'0" x 8'4" (4.58m x 2.55m)

With up and over door. power and light.

### Outside - Rear

Fully enclosed rear garden, mainly laid to lawn bordered by mature trees and shrubberies.

### Location

Ashley is a charming and picturesque village located on the Suffolk border, just 4 miles southeast of Newmarket. Set in a peaceful and welcoming environment, it offers a perfect blend of natural beauty and community spirit. The village features a pond, a local shop, a sports pavilion, a family park with a large playing field, and The Old Plough, a Racecourse favourite established in 1987. Ashley is a

delightful village where both residents and visitors can enjoy a relaxed and friendly atmosphere.

### Property Information

EPC - F

Tenure - Freehold

Council Tax Band - D

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 77 Sqm

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC

Broadband Type - Superfast available,

80Mbps download, 20Mbps upload

Mobile Signal/Coverage - Ofcom

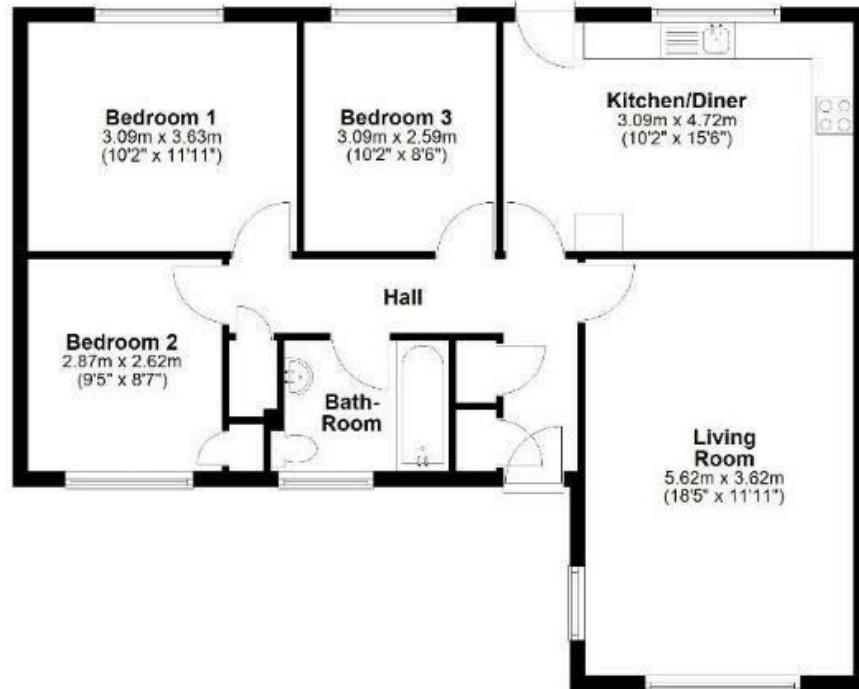
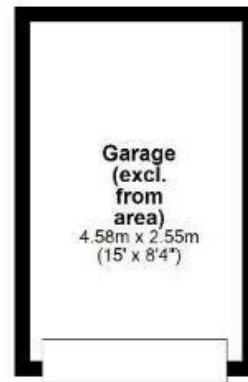
advise good on all networks

Rights of Way, Easements, Covenants

- None that the vendor is aware of

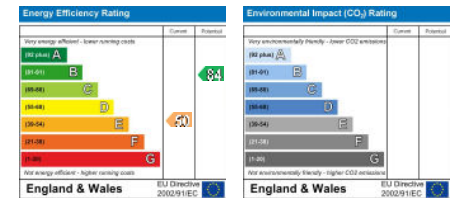
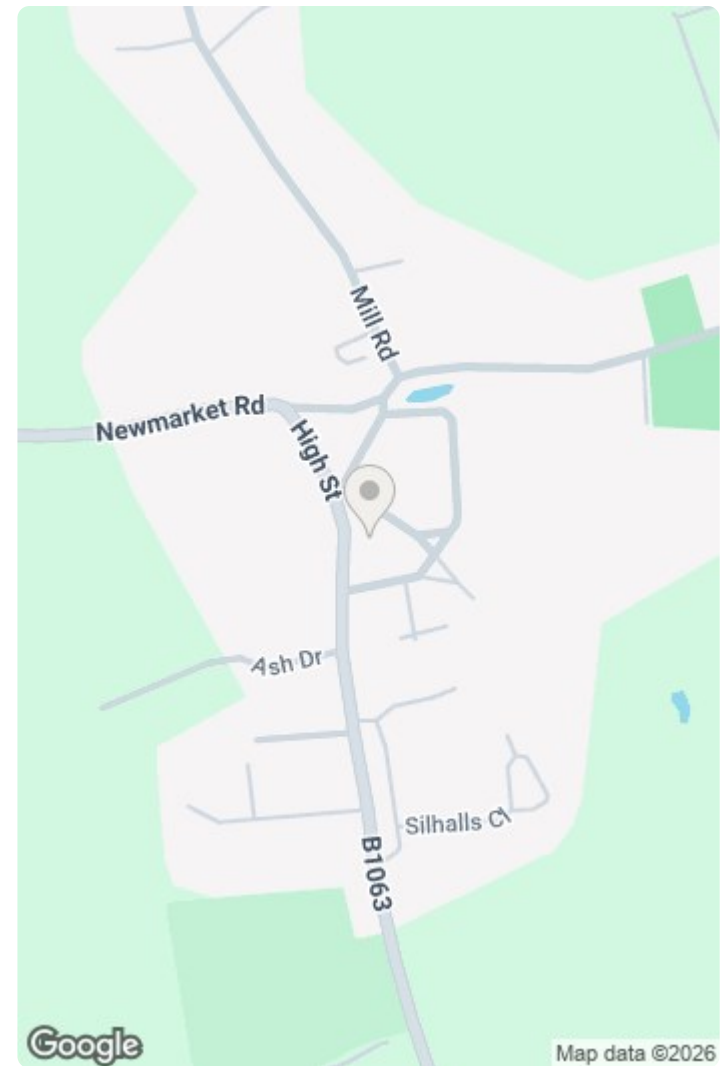


**Floor Plan**  
Approx. 77.5 sq. metres (833.8 sq. feet)



Total area: approx. 77.5 sq. metres (833.8 sq. feet)

Drawings are for guidance only



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 them therefrom. 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.

