



Trinity Drive, Newmarket CB8 8BJ

Guide Price £550,000

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A rather special detached family home standing at the end of a no-through road and in striking distance of a highly regarded primary school and railway station.

Hugely improved and cleverly extended in recent years, this impressive property offers well planned rooms arranged over two floors. Accommodation includes spacious entrance hall, cloakroom, living room, superb kitchen/family room, utility room, four bedrooms (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers extensive driveway, integral garage and a fully enclosed rear garden.

EPC (D)

Accommodation Details

Part glazed front door leading through to:

Entrance Hall

With staircase rising to the first floor, understairs storage space, spotlights to ceiling, wood flooring.

Living Room 16'7" x 13'0" (5.05m x 3.96m)

With wood flooring, feature fireplace to the side, window to the front aspect, double doors leading through to:

Kitchen/Dining/Family Room 28'5" x 10'1" max (8.66m x 3.07m max)

Fitted with a quality range of eye level and base storage unit with working top surfaces over, inset sink unit with mixer tap over, tiled splashbacks, eye level built-in double oven, separate four ring hob, integrated fridge/freezer, integrated dishwasher, bespoke built-in wine rack, tiled

flooring, windows to the rear aspect, French style doors leading to the rear garden, ample room for table and chairs, spotlights to ceiling, access and door leading through to:

Utility Room 7'8" x 5'6" (2.34m x 1.68m)

Fitted with a range of units, inset sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, tiled flooring, door to the side aspect.

Cloakroom

Comprising low level WC and wash hand basin, window to the side aspect, tiled flooring.

First Floor Landing

With access to loft space, access and door leading through to:

Master Bedroom 15'5" x 9'2" (4.70m x 2.79m)

With Velux window, access and door leading through to:

En-Suite Shower Room 8'6" x 8'6" (2.59m x 2.59m)

New en-suite comprising shower cubicle, wash hand basin set on vanity unit. low level WC, tiled flooring, chrome heated towel rail, Velux window.

Bedroom 2 15'2" x 11'9" (4.62m x 3.58m)

With window to the front aspect, built-in wardrobes.

Bedroom 3 11'9" x 9'5" (3.58m x 2.87m)

With window to the rear aspect, built-in wardrobes.

Bedroom 4 8'6" x 7'8" (2.59m x 2.34m)

With window to the front aspect.

Bathroom 7'7" x 5'4" (2.31m x 1.63m)

Re-fitted bathroom suite comprising panel sided bath, wash hand basin set in vanity unit with

ample storage, low level WC with concealed cistern, tiled walls, tiled flooring, shaver point, chrome heated towel rail, window to the rear aspect.

Outside - Front

Good size driveway with ample parking space leading to front door and:

Integral Garage

With up and over style door, power and lighting.

Outside - Rear

Fully enclosed and immaculately maintained rear garden predominantly laid to lawn with a variety of mature plants/shrubs, paved patio area.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - TBC

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 134 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 50Mbps upload

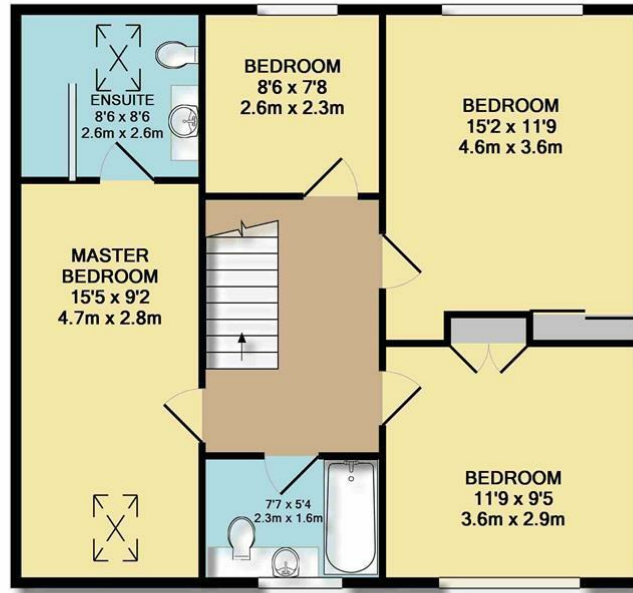
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

Location – What 3 Words - wasps.part.regrowth

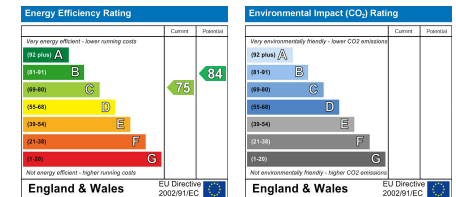
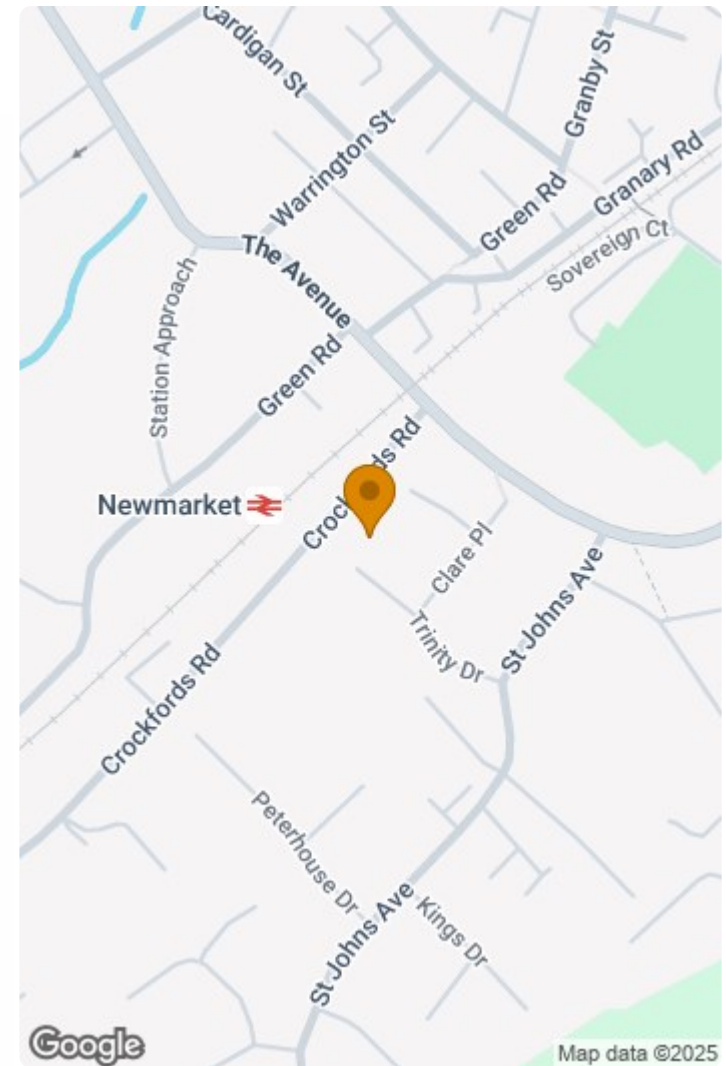


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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