



**Trinity Drive,
Newmarket, CB8 8BJ
Offers Over £300,000**

Trinity Drive, Newmarket, CB8 8BJ

A semi-detached family home standing within this ever-requested development and positioned in yards of a highly regarded primary school.

Boasting accommodation to include entrance porch, living room, dining room, kitchen, three good size bedrooms and bathroom with separate WC.

Superb corner-plot with mature gardens, extensive patio area and detached garage and driveway.

NO CHAIN.

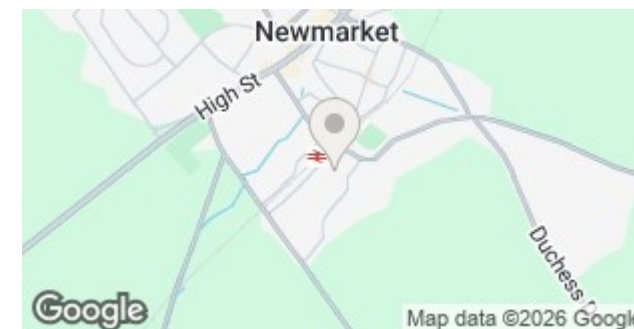
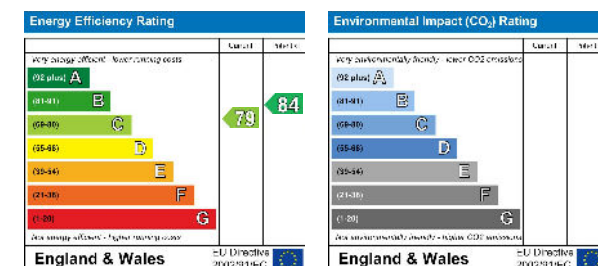
Porch Door into:	
Dining Room 9'3 x 10'4 With stairs rising to first floor. Window to front aspect. Doors leading to kitchen and living room.	
Living Room 12'9" x 22'0" Feature fire place. Windows to front and side aspects.	
Kitchen 15'2 x 9'1 Fitted with a range of matching eye and base level storage units with work top surfaces over. Sink and drainer with mixer tap over. Cooker with extractor over. Space and plumbing for white goods. Window to rear aspect. Door to side aspect.	
First Floor Landing With doors to all bedroom and bathroom. Cupboard housing boiler.	
Bedroom 1 13'0 x 11'4 With fitted wardrobes. Window to front aspect.	
Bedroom 2 13'0 x 10'8 With fitted wardrobes. Window to front aspect.	
Bedroom 3 9'8 x 9'2 With fitted wardrobes. Window to rear aspect.	
Bathroom Fitted with bath and wash hand basin.	

WC Fitted with a low level WC
Outside Superb corner-plot with mature gardens, extensive patio area and detached garage and driveway.
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 15 miles from Bury St Edmunds, and roughly 40 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.
Property Details EPC - C Tenure - Freehold Council Tax Band - D - East Cambs Property Type - Semi Detached House Property Construction – Standard Number & Types of Room – Please refer to the floorplan Square Meters - 78 SQM Parking – Driveway & Garage Electric Supply - Mains Water Supply – Mains Sewerage - Mains Heating sources - Gas Broadband Connected - tbc Broadband Type – Ultrafast Fibre available, 1000Mbps download, 220Mbps upload Mobile Signal/Coverage – Ofcom advise likely on all networks Rights of Way, Easements, Covenants – None that the vendor is aware of



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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- Semi-Detached Family Home
- Corner Plot
- Close To Highly Regarded Primary School
- Three Bedrooms
- Off Road Parking
- Garage
- Viewing Recommended
- NO CHAIN



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.





