



Croft Road, Newmarket, Suffolk CB8 0AQ

Guide Price £400,000

MA
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A remarkably improved and skilfully extended semi-detached family standing within some generous size gardens and located on the fringes of the town centre.

This sizeable property boasts fabulous open plan living and offers a superb refitted kitchen/dining room/family room, living room, utility room, cloakroom, three bedrooms and bathroom. Benefiting from gas fired heating and double glazing.

Externally, the property offers a fully enclosed rear garden and ample off road parking.

An internal viewing is strongly recommended.

Accommodation Details

Entrance Hall

Entrance door with windows to both sides leading in, staircase rising to the first floor, Amtico flooring, doors to:

Living Room 14'7 x 10'7 (4.45m x 3.23m)

With feature open fireplace storage space, TV aerial connection point, radiator, Amtico flooring, window to the front aspect.

Kitchen 17'1 x 10'0 (5.21m x 3.05m)

Fitted with a contemporary range of wall mounted units with under lighting, full length and base units with a mix of cupboards and drawers with Quartz working top surfaces over, island unit with storage and breakfast bar seating space, undermounted sink with drainer and mixer tap and integrated dishwasher, built in eye level oven, separate electric hob with extractor above and Quartz splashback, integrated fridge/freezer, wine cooler, pendant lighting over island, Amtico flooring, door to utility room and cloakroom, open to:

Family Room 19'11 x 13'7 (6.07m x 4.14m)

A spacious open plan room with TV aerial connection point, space for seating and a dining table and chairs,

Amtico flooring, 2 vertical radiators, panel radiator, Velux windows, further windows to the side and rear aspect, bi-fold doors opening out onto the rear garden.

Utility Room 11'0 x 4'0 (3.35m x 1.22m)

With space for washing machine and tumble dryer with work top surface over, radiator, Amtico flooring, window to the side aspect, door leading out to side passage.

Cloakroom 5'9 x 4'0 (1.75m x 1.22m)

Comprising concealed unit WC and hand wash basin built in to vanity storage surround, radiator, Amtico flooring, obscured window to the side aspect.

FIRST FLOOR

Landing

With airing cupboard, doors to:

Bedroom 1 11'7 x 10'7 (3.53m x 3.23m)

With built-in double wardrobe, radiator, window to the rear aspect.

Bedroom 2 11'1 x 10'7 (3.38m x 3.23m)

With window to the front aspect, radiator.

Bedroom 3 8'5 x 8'0 (2.57m x 2.44m)

With window to the side aspect, radiator.

Bathroom 6'6 x 5'9 (1.98m x 1.75m)

Modern suite comprising concealed unit WC and hand wash basin built in to vanity storage surround, L shaped bath with shower over and glass screen, wall mounted storage cupboard, part tiled walls, heated towel rail, obscured window to the rear aspect.

Outside - Front

Laid to lawn with flower bed borders and walled surround, driveway providing off road parking and gated access to the rear garden.

Outside - Rear

Dual level garden with paved terrace for outdoor seating, steps down to lawned area and path leading to

raised space with timber shed and fencing to both sides, side passage leading to gated access out to the front of the property.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 109 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

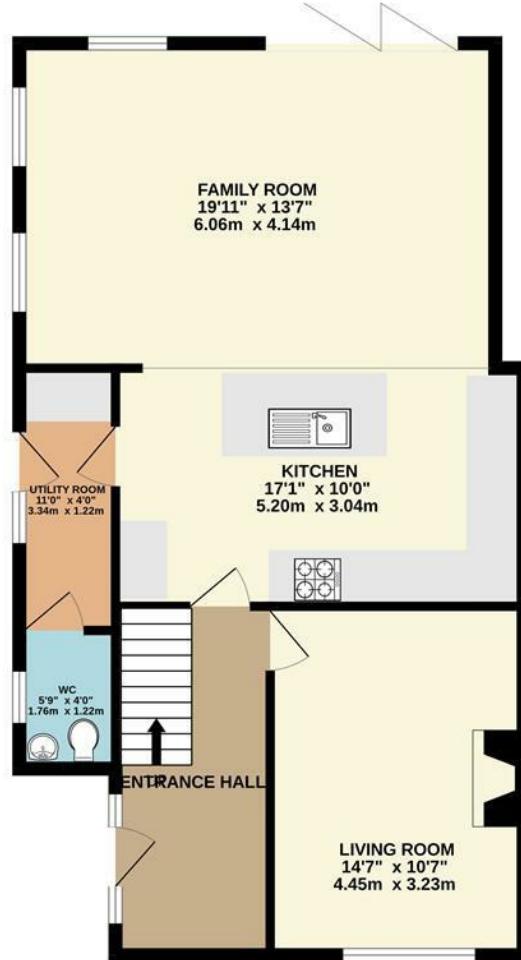
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

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.

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

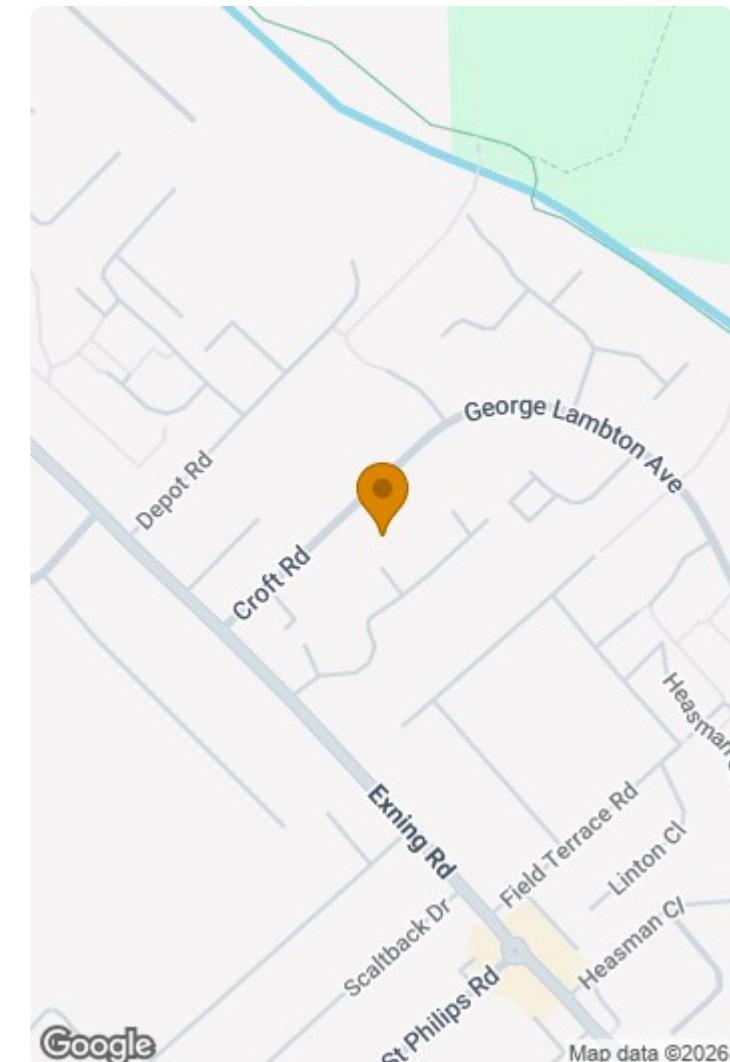


18 CROFT ROAD

TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		86	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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