



Howard De Walden Way, Newmarket CB8 0LY

Guide Price £250,000

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A modern and smartly presented semi-detached home set in this popular development.

This property offers surprisingly spacious rooms with accommodation comprising an entrance hall, sitting/dining room, kitchen, cloakroom, two bedrooms with fitted wardrobes and a family bathroom.

Complete with parking for two vehicles at the front and a fully enclosed, low maintenance rear garden.

Offering superb value for money making viewing essential.

Sold with the benefit of NO CHAIN

Entrance Hall

With LVT wood flooring. Opening to kitchen. Built-in understairs cupboard. Doors to sitting/dining room and cloakroom. Radiator. Stairs to first floor.

Kitchen 12'3" x 6'7" (3.75m x 2.01m)

Modern kitchen with a range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and connection for cooker with stainless steel extractor over. Space and plumbing for dishwasher and washing machine. Space for undercounter fridge and freezer. LVT wood flooring. Dual aspect windows. Opening to entrance hall.

Sitting/Dining Room 15'9" x 14'0" (4.82m x 4.29m)

Spacious room with French doors leading to rear garden. Window to side aspect. LVT wood flooring. Radiator. Door to entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. LVT wood flooring. Door to entrance hall.

Landing

Doors to all bedrooms and bathroom. Airing cupboard. Stairs to ground floor.

Bedroom 1 14'0" x 11'2" (4.29m x 3.41m)

Spacious double bedroom with built-in wardrobes. Window to rear aspect. Radiator. Door to landing.

Bedroom 2 13'11" x 9'4" (4.25m x 2.85m)

Generous double bedroom with dual windows to front aspect. Radiator. Door to landing.

Bathroom 6'10" x 5'10" (2.09m x 1.79m)

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath with wall mounted shower over. Tiled to wet areas. Radiator. Obscured window. Door to landing.

Outside - Front

Lawned area with central path leading to front door with storm porch over. Pathway to rear access gate. Hardstanding parking area.

Outside- Rear

Patio area to rear of the house with French doors leading to sitting/dining room. Lawned area with established shrub planting. Access gate to front driveway.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the

floorplan

Square Meters - 72 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

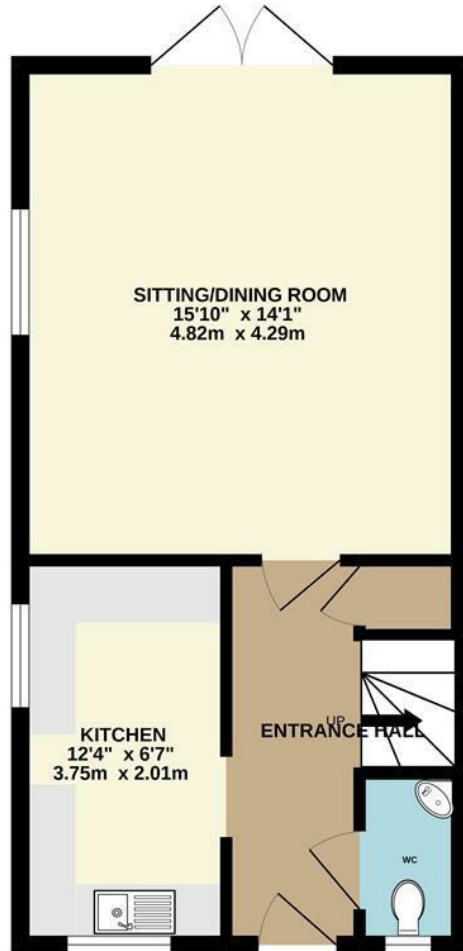
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

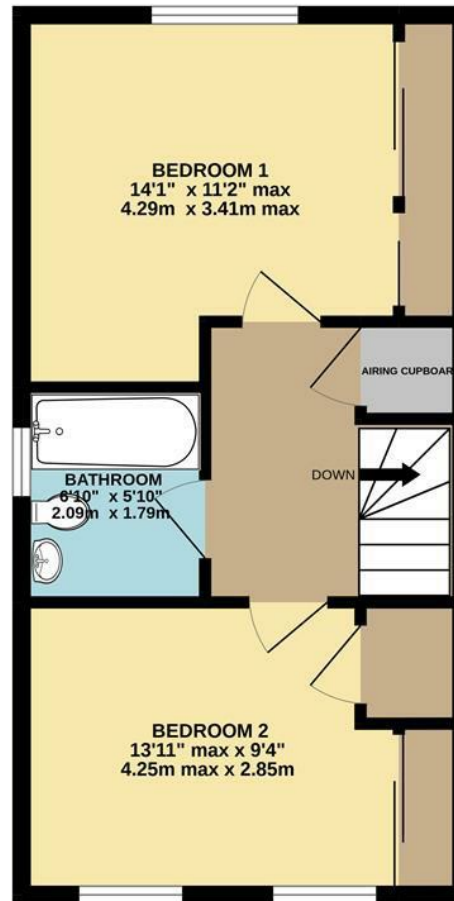
Location

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
395 sq.ft. (36.7 sq.m.) approx.

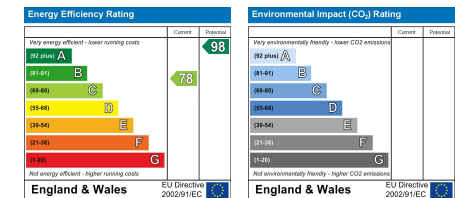
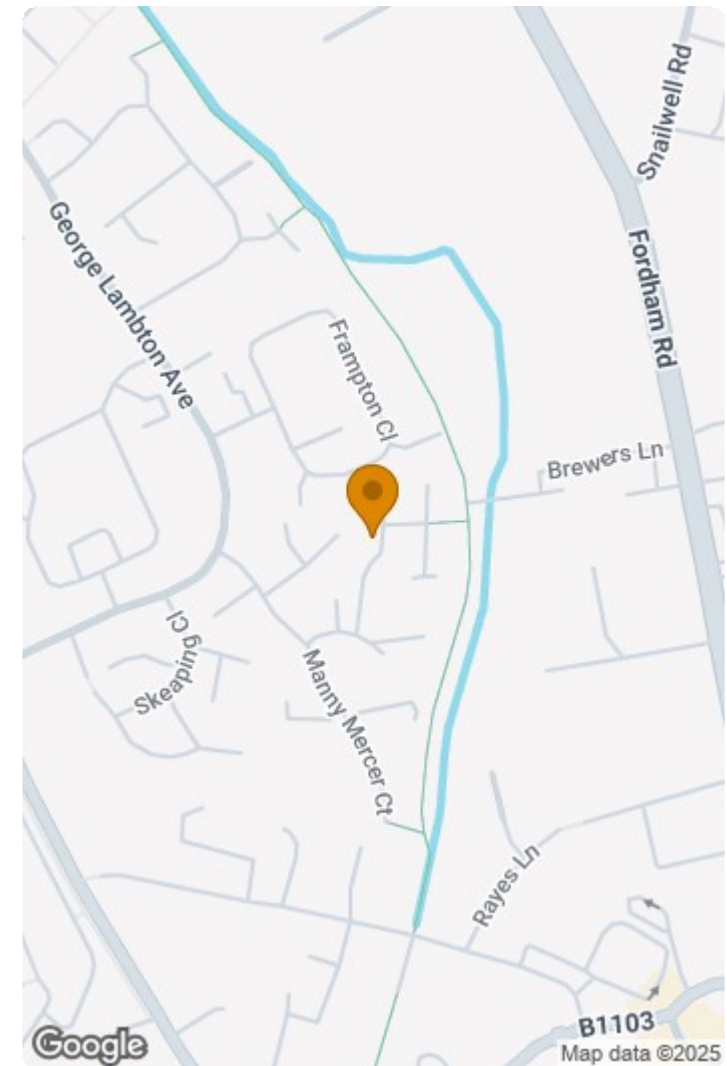


1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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