



Centre Drive, Newmarket CB8 8AN

Guide Price £425,000

MA

Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Centre Drive, Newmarket CB8 8AN

A skilfully extended modern and detached family home standing on the edge of the town and enjoying sizeable corner gardens with ample parking, garage and extensive driveway.

Rather deceptive and enjoying excellent space throughout, this property boasts accommodation to include entrance hall, cloakroom, kitchen/dining room, living room, sitting room/bedroom 5 with en-suite shower room, four bedrooms, shower room and family bathroom. Benefitting from recent good quality carpeting.

Externally the property offers impressive outside space, garage, side gardens, and gated access to a fully enclosed rear garden.

No chain.

Entrance Hall

With doors leading to the inner hallway, lounge and cloakroom. Stairs leading to the first floor landing from the inner hallway. Door to the kitchen/dining room.

Kitchen/Dining Room 24'6" x 10'2" (7.47m x 3.10m)

Fitted eye and base level cupboards and storage drawers with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Tiled splashbacks. Dual aspect windows. Generous dining area. Tiled flooring throughout. Doors leading to the entrance hall and rear garden.

Lounge 29'3" x 11'1" (8.92m x 3.38m)

Superb, generous living room with glazed sliding doors leading to the rear garden. Large window to the front aspect. Radiators. Double doors leading to sitting room/bedroom 5. Door leading to the entrance hall.

Sitting Room/Bedroom 5 12'0" x 10'5" (3.66m x 3.20m)

Spacious room with glazed sliding doors leading to the rear garden. Window to the rear aspect. Radiator. Door leading to the en suite. Double doors leading to the lounge.

En Suite

Modern white suite comprising low level W.C., handbasin and walk-in shower cubicle. Obscured window. Door leading to sitting room/bedroom 5.

Cloakroom

Modern white suite comprising low level W.C. and handbasin. Obscured window. Door leading to entrance porch.

First Floor Landing

With doors leading to all bedrooms, bathroom and shower room. Airing cupboard. Stairs leading to the entrance hall.

Bedroom 1 15'10" x 10'7" (4.85m x 3.23m)

Generous bedroom with dual aspect windows. Radiator. Door leading to the landing.

Bedroom 2 10'11" x 9'8" (3.35m x 2.97m)

Generous double bedroom with window to the front aspect. Radiator. Door leading to the landing.

Bedroom 3 12'2" x 9'8" (3.73m x 2.95)

Generous double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bedroom 4 8'2" x 6'3" (2.49m x 1.93)

Well proportioned room with built-in storage cupboard. Window to the front aspect. Radiator. Door to the landing.

Bathroom

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over. P-shaped panelled

bath with shower over. Attractively tiled. LVT wood effect flooring. Obscured window. Door leading to the landing.

Shower Room

White suite comprising low level W.C., handbasin and walk-in shower cubicle. Door leading to the landing.

Garage

Single garage with up and over door leading to the gravel driveway.

Outside - Front

Expansive gravelled driveway leading to the garage and double wooden gates accessing further block paved and hardstanding parking areas and rear garden. Lawned areas with central pathway leading to the front door with storm porch over.

Outside - Rear

Block paved area to the side and rear of the house with double wooden access gates leading to the front. Hardstanding parking area leading to a steel storage building. Lawned area with a variety of trees and planting to the borders with views over the surrounding countryside. Timber shed. French doors leading to both the living room and bedroom 5. Door leading to the kitchen/dining room.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 139 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

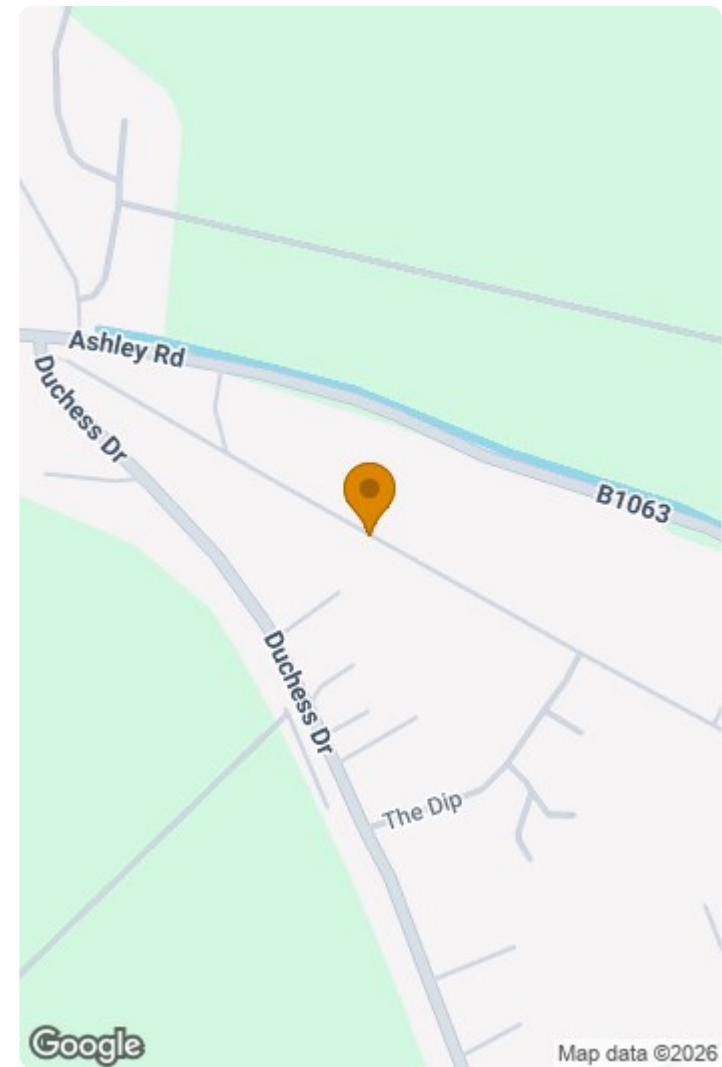
Location

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



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	81		

The Energy Efficiency Rating chart shows a scale from A (Very energy efficient) to G (Not energy efficient). The current rating is 72 (D) and the potential is 81 (B). The Environmental Impact (CO₂) Rating chart shows a scale from A (Very environmentally friendly) to G (Not environmentally friendly). The current rating is D and the potential is B.

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.





