



Carson Walk, Newmarket CB8 0DR

Guide Price £310,000

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A modern end of terrace family home superbly set on the edge of this established development and located in easy reach of the High Street and all amenities.

Rather deceptive and offering well presented rooms throughout, this property boasts accommodation to include entrance hall, cloakroom, living room/dining room, conservatory, kitchen, three DOUBLE bedrooms and family bathroom.

Externally the property offers a fully enclosed rear garden. Off street parking is available at the rear of the property.

Viewing recommended.

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.

Entrance Hall

Kitchen 10'11" x 10'4" (3.34m x 3.15m)

Modern kitchen with a range of matching eye and base level cupboards with work top over. Ceramic 1 1/3 bowl sink and drainer with mixer tap over. Integrated double oven with inset induction hob above and extractor fan. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Attractively tiled splashbacks. Flagstone flooring.

Internal window to rear porch. Walk-in storage cupboard. Half glazed door to rear porch. Door to entrance hall.

Living/Dining Room 23'9" x 10'9" (7.25m x 3.28m)

Well presented, spacious living/dining room with LVT wood flooring throughout. Feature fireplace with stone surround, mantel and hearth. Radiator. Window to front aspect. Sliding glazed doors to conservatory. Door to entrance hall.

Conservatory 11'5" x 8'11" (3.48m x 2.72m)

Generous conservatory with French doors and single door to rear patio area. LVT wood flooring. Sliding doors to living/dining room.

Rear Porch/Utilitiy 6'8" x 4'11" (2.05m x 1.51m)

Half glazed doors to kitchen and rear garden.

Landing

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

Bedroom 1 12'10" x 10'9" (3.92m x 3.30m)

Spacious double bedroom with window to rear aspect. Built-in wardrobes and vanity area. Radiator. Door to landing.

Bedroom 2 10'9" x 10'7" (3.28m x 3.25m)

Generous double bedroom with window to front aspect. Built-in wardrobe. Radiator. Door to landing.

Bedroom 3 10'11" x 8'5" (3.35m x 2.59m)

Double bedroom with window to rear aspect. Radiator. Door to landing.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and bath with mixer tap and wall mounted shower over. Attractively tiled throughout. Ladder radiator. Obscured window. Door to landing.

Outside - Front

Well maintained lawned areas with central hard standing path leading to front door with storm porch over. Picket fencing to boundaries. Mature tree and shrub planting.

Outside - Rear

Enclosed, well maintained garden with patio area to rear of the house with access to rear porch and conservatory. Mainly laid to lawn. Timber shed. Mature tree. Access gate to the rear.

At the rear there is a car park area available on a first come first serve basis, offering off street parking.

PROPERTY INFORMATION

EPC - D

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 - 82 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

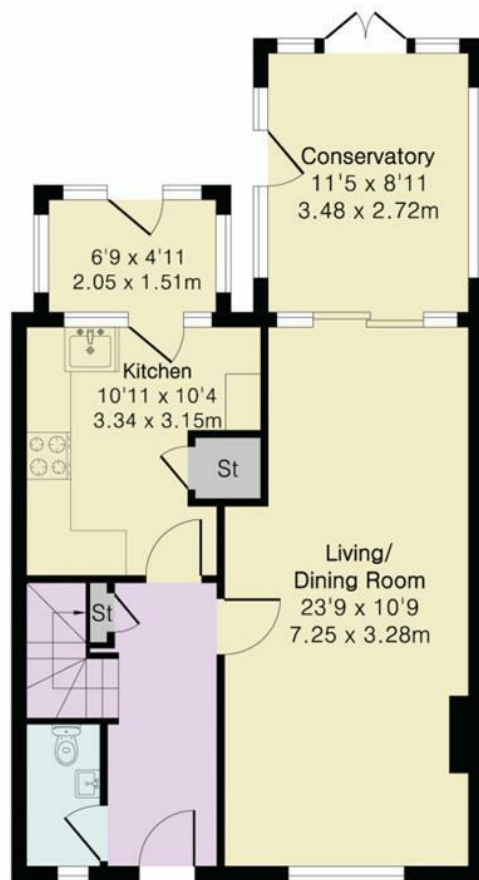
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

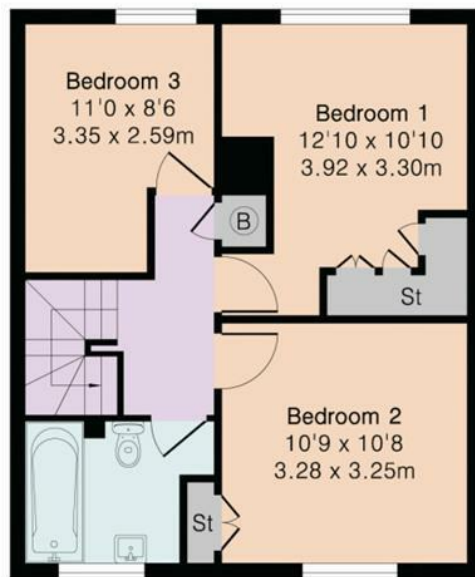
Approximate Gross Internal Area 1076 sq ft - 100 sq m

Ground Floor Area 612 sq ft – 57 sq m

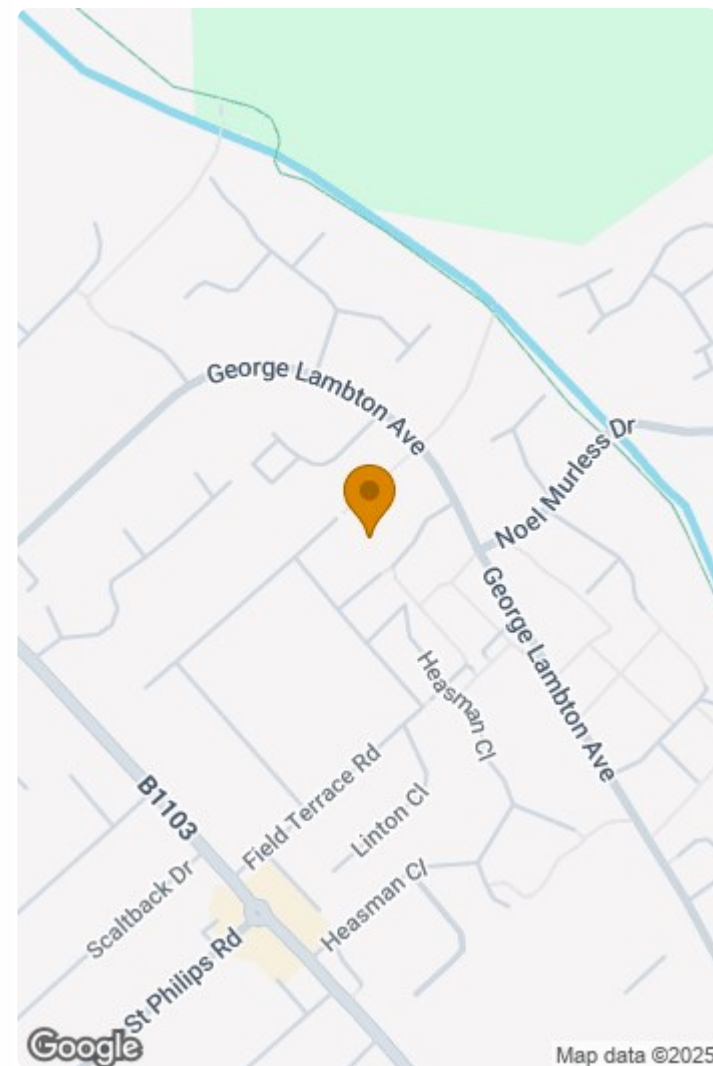
First Floor Area 464 sq ft – 43 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		63	65
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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