



St. Peters Avenue, Newmarket CB8 8SE

Offers Over £500,000

St. Peters Avenue, Newmarket CB8 8SE

A superb modern and detached bungalow standing within some lovely mature gardens and offering an outstanding open views overlooking the local Church.

Cleverly extended and incredibly deceptive, this bungalow offers around 1500 square foot of accommodation and enjoying sizeable rooms throughout. The property boasts entrance hall, living room/dining room, 24ft garden room, kitchen, utility room, four bedrooms (ensuite to master) and a family bathroom. Benefiting from oil fired heating and double glazing.

Externally the property offers extensive driveway, garage, useful shed and a fully enclosed well stocked rear garden with fabulous aspect to rear.

Viewing is highly recommended.

Entrance Hall

With doors leading to living/dining room, all bedrooms and bathroom. Built-in storage cupboard. Radiator.

Kitchen 11'2" x 11'0" (3.42m x 3.37m)

Country style kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated undercounter fridge. Hotpoint double oven cooker with stainless steel extractor over. Space and plumbing for dishwasher. Attractively tiled splashbacks. Built-in pantry cupboard. Karndean flooring. Window to the side aspect. Doors to living/dining room and utility room.

Living/Dining Room 23'11" x 14'6" (7.31m x 4.43m)

Spacious living/dining room with French doors leading to garden room and rear garden. Feature fireplace with attractive black marble surround and hearth. Radiator. Interior window to the garden room. Half glazed door to entrance hall. Door to kitchen.

Garden Room 23'11" x 9'2" (7.31m x 2.80m)

Spacious room with views over the rear garden. Internal window to the living/dining room. Integrated blinds. Two set of French doors leading to both the rear garden and living/dining room. Radiator. Wooden flooring.

Utility Room 7'10" x 5'8" (2.39m x 1.75m)

Base units with work top over, double eye level cupboard above. Space and plumbing for washing machine. Space for

fridge/freezer. Hanging rail. Boiler. Doors to kitchen and rear garden.

Master Bedroom 11'11" x 11'8" (3.64m x 3.56m)

Generous double bedroom with window to the front aspect. Radiator. Doors to en suite and entrance hall.

En Suite

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over and built-in storage cupboard under and generous walk-in shower. Karndean flooring. Radiator. Obscured window. Door to master bedroom.

Bedroom 2 12'4" x 9'8" (3.78m x 2.95m)

Generous bedroom with window to the front aspect. Radiator. Door to entrance hall.

Bedroom 3 11'3" x 9'6" (3.44m x 2.92m)

Generous bedroom with window to the front aspect. Radiator. Door to entrance hall.

Bedroom 4 13'1" x 8'2" (3.99m x 2.49m)

Generous bedroom with window to the side aspect. Radiator. Door to entrance hall.

Bathroom

Modern white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and a range of built-in storage cupboards with counter top and generous walk-in shower. Karndean flooring. Radiator. Light well ceiling window. Door to entrance hall.

Garage 16'4" x 8'11" (4.99m x 2.73m)

With up and over door. Opening to storage area. Power and light.

Storage 8'11" x 7'10" (2.73m x 2.41m)

Opening to garage. Door to rear garden. Power point. Window to rear aspect.

Outside - Front

Generous gravel driveway providing off road parking, leading to the garage. Variety of established shrub planting. Access gate to the rear garden.

Outside - Rear

Mainly laid to lawn with patio area to the rear of the house with French doors leading to the living/dining room,

garden room and door to the utility room. Gravelled area with greenhouse and raised planting beds. A variety of established planting and shrubs. Access gate to the front. Further access gate leading to the countryside and church. Lovely view of the church beyond.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 137 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - Currently BT Fibre

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

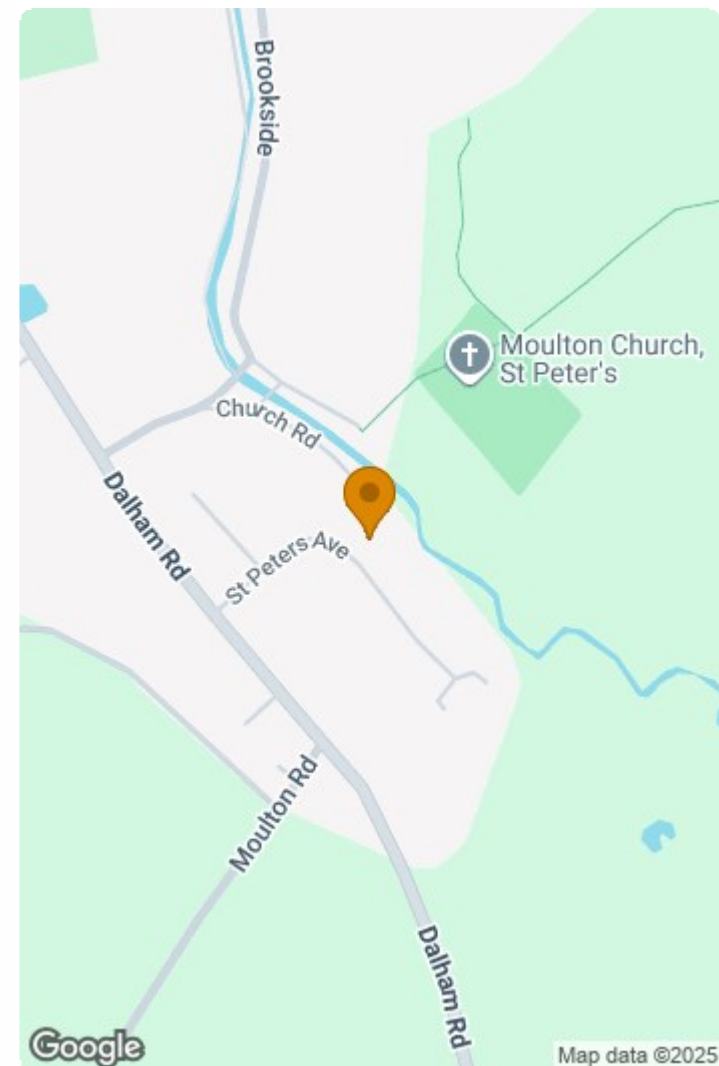
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

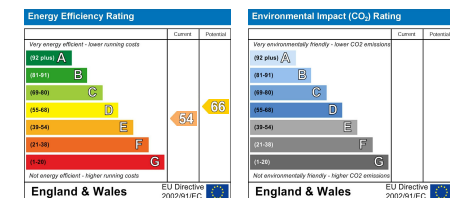
Location

Moulton is an exceptionally highly regarded picturesque village located around 3 miles northwest of Newmarket, Suffolk, known for its charming rural setting and historical significance. The village features a superb village store & Post Office serving food throughout the day, and The Packhorse Inn public house. Amenities include a primary school and community facilities, contributing to a close-knit community atmosphere. Newmarket, famous for its horse racing culture, offers a wider range of shopping, dining, and entertainment options just a short drive away. The village is also conveniently situated about 15 miles from Cambridge and roughly 20 miles from Bury St Edmunds, making it an ideal spot for those seeking a blend of village life and access to larger towns.

Garage Area 218 sq ft – 20 sq m



Morris Armitage



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