

Malcolm Way, Newmarket CB8 7DX

Guide Price £675,000

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Malcolm Way, Newmarket CB8 7DX

A beautifully presented detached family home situated within a highly sought-after and well-regarded residential area, benefiting from a generous, fully enclosed rear garden.

Extending to just over 2,000 sq ft, this impressive property offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, spacious living room, bright sun/garden room, formal dining room, well-appointed kitchen, utility room and boot room. To the first floor are five well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property enjoys a substantial front garden with an extensive driveway providing ample off-road parking and access to a double garage, while the mature rear garden offers a private and enclosed outdoor space perfect for families and entertaining.

Entrance Hall
Welcoming, light entrance hall with wooden flooring. Doors leading to the kitchen, dining room, living room and cloakroom. Understairs storage cupboard. Radiator. Stairs leading to the first floor landing.

Kitchen
14'10" x 13'2"
Modern fitted kitchen with a range of eye and base level cupboards with worktop over. Integrated, eye level double oven. Inset hob with extractor over. Integrated dishwasher. Integrated fridge/freezer. Ceramic sink and drainer with mixer tap over. Built-in pantry cupboard. Dual aspect windows. Internal window and opening to the utility room. Glazed door leading to the entrance hall.

Dining Room
19'0" x 11'0"
Well presented, generous room with dual windows to the rear aspect. Wooden flooring throughout. Radiators. Door to the entrance hall.

Living Room
20'11" x 10'11"
Well presented, spacious living room with wooden flooring. Focal fireplace with stone surround, mantel and hearth, currently fitted with electric wood burner style stove. Bay window to the front aspect. French doors leading to the sun room. Door leading to the entrance hall.

Sun Room
11'5" x 10'9"
Generous sun room, with windows overlooking the rear garden. Sliding glazed doors to the patio area. French doors leading to the living room.

Utility Room
13'0" x 7'4"
Fitted with a range of eye and base level cupboards with work top over. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer with mixer tap over. Window to the side aspect. Opening to the kitchen. Door leading to the front.

Cloakroom
Modern white, period style suite comprising low level WC and pedestal handbasin with mixer tap over. Radiator. Obscured window. Door to the entrance hall.

First Floor Landing
Light, generous galleried landing with doors to all bedrooms and bathroom. Airing cupboard. Radiator. Stairs leading to the entrance hall.

Master Bedroom
16'6" x 11'3"
Spacious double bedroom with dual windows to the rear aspect. Radiator. Doors leading to the en suite and landing.

En Suite
Modern white suite comprising low level WC, pedestal handbasin and shower cubicle. Attractively tiled to wet areas. Radiator with towel rail. Obscured window. Door leading to the Master bedroom.

Bedroom 2
11'2" x 9'6"
Generous bedroom with built-in wardrobes. Window to the rear aspect. Radiator. Door to the landing.

Bedroom 3
11'2" x 9'6"
Generous bedroom with window to the front aspect. Radiator. Door to the landing.

Bedroom 4
14'7" x 13'8"
Spacious double bedroom with built-in storage cupboard. Window to the front aspect. Radiator. Door leading to the landing.

Bedroom 5
11'3" x 6'7"

Bathroom
Contemporary bathroom with white suite comprising low level WC, wall mounted handbasin with mixer tap over and built-in storage under, panelled bath with mixer tap and shower attachment and walk-in shower cubicle. Attractively tiled throughout. Obscured window. Ladder radiator. Door leading to the landing.

Boot Room
8'1" x 5'6"
Useful brick built storage. Dual windows. Door to the rear garden.

Double Garage
16'2"x x 14'3"
With up and over door leading to the driveway. Pedestrian door to the side.

Outside - Front
Hardstanding driveway providing off road parking leading to the double garage. Pathway leading to the front door with open storm porch over. Lawned area with established tree planting. Access gate to the rear.

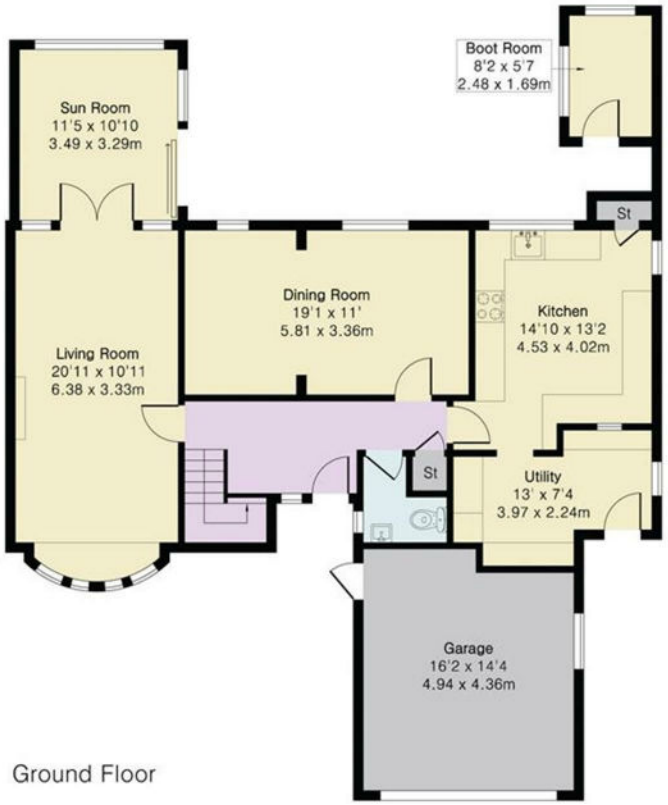
Outside - Rear
Patio area to the rear of the house with sliding glazed doors leading to the sun room. Expansive lawned area with a variety of established tree and shrub borders. Access to the boot room.

PROPERTY INFORMATION
EPC - tbc
Tenure - Freehold
Council Tax Band - F (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - tbc
Parking – Driveway & Garage
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

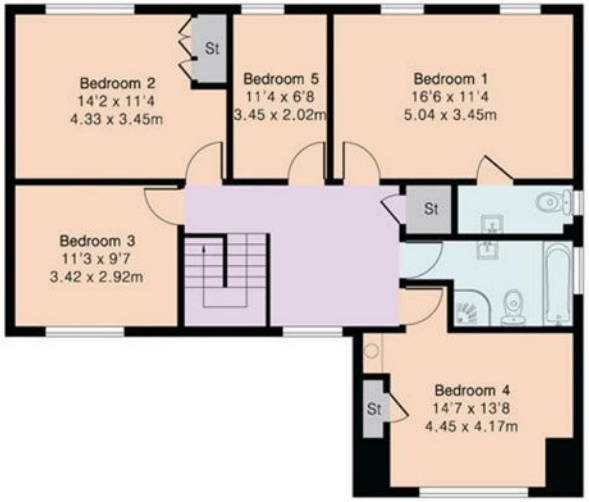
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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.

Approximate Gross Internal Area 2012 sq ft - 187 sq m
(Excluding Garage)

Ground Floor Area 1076 sq ft – 100 sq m
First Floor Area 936 sq ft – 87 sq m
Garage Area 219 sq ft – 20 sq m



Ground Floor



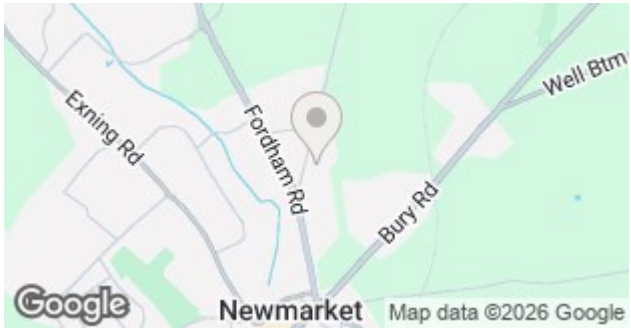
First Floor

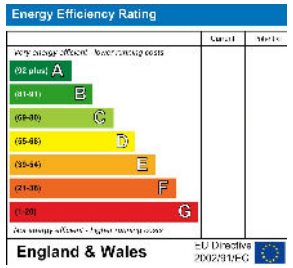
PINK PLAN

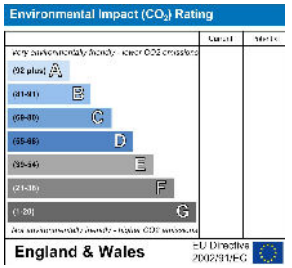
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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.

Morris Armitage

- **Substantial Detached House**
- **Modern Fitted Kitchen**
- **Three Reception Rooms**
- **Master Bedroom with En Suite**
- **Four Further Bedrooms**
- **Contemporary Family Bathroom**
- **Delightful Rear Garden**
- **Driveway & Garage**
- **Viewing Highly Recommended**







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