



**Wyndham Way, Newmarket, Suffolk CB8 7DS**

**Guide Price £485,000**

**MA**  
Morris Armitage  
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A superb opportunity to purchase a modern and detached bungalow perfectly set in one of the towns finest roads and enjoying a lovely corner plot.

Cleverly extended, this impressive bungalow boasts accommodation to include an entrance hall, living room, kitchen/breakfast room, utility room, three good size bedroom and two bathrooms.

Externally, the property offers delightful mature gardens, fully enclosed rear garden.

Outstanding opportunity, viewing is highly recommended.

## Entrance Hall

With doors leading to kitchen/breakfast room, sitting room, two bedrooms and bathroom.

## Kitchen / Breakfast Room 14'7 x 9'5 (4.45m x 2.87m)

Fitted with a range of eye level and base storage units with working top surfaces over, ceramic sink and drainer with mixer tap over, tiled splash backs, breakfast bar area, space for range cooker, built in wine rack, cupboard housing gas fired boiler serving domestic hot water and central heating system with radiators around the home, television connection point, tiled floor and double glazed window to the rear aspect.

## Bedroom 1 12'3 x 12'3 (3.73m x 3.73m )

With tiled floor, television connection point and French style doors opening to the rear garden.

## Bedroom 2 12'3 x 11'11 (3.73m x 3.63m )

With television connection point and double glazed window to the front aspect.

## Sitting Room 16'5 x 10'11 (5.00m x 3.33m )

With television connection point and double glazed window to the front aspect.

## Bathroom

Suite comprising panel sided bath, pedestal wash hand basin, low level WC, tiled floor and window to the rear aspect.

## Utility Room 16'2 x 6'8 (4.93m x 2.03m)

Fitted with further base storage units and working top surfaces over, enamel sink unit, large built in storage cupboard, door opening to the rear garden and door through to:

## Bedroom 3 8'11 x 8'7 (2.72m x 2.62m)

With television connection point and double glazed window to the front aspect.

## Bathroom

Suite comprising shower cubicle with shower attachment, pedestal wash hand basin, low level WC, heated towel rail and double glazed window to the rear aspect.

## Outside - Front

Front garden enclosed by post and rail fence and laid to lawn with flower borders and beds, hard standing providing off road parking and gated access to the rear.

## Outside - Rear

Delightful and fully enclosed rear garden, laid to lawn with a variety of established flower borders and beds. Patio area with French doors leading to the sitting room and glazed door leading to utility area. Timber shed.

## PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - D (Wst Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the

floorplan

Square Meters - 96 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

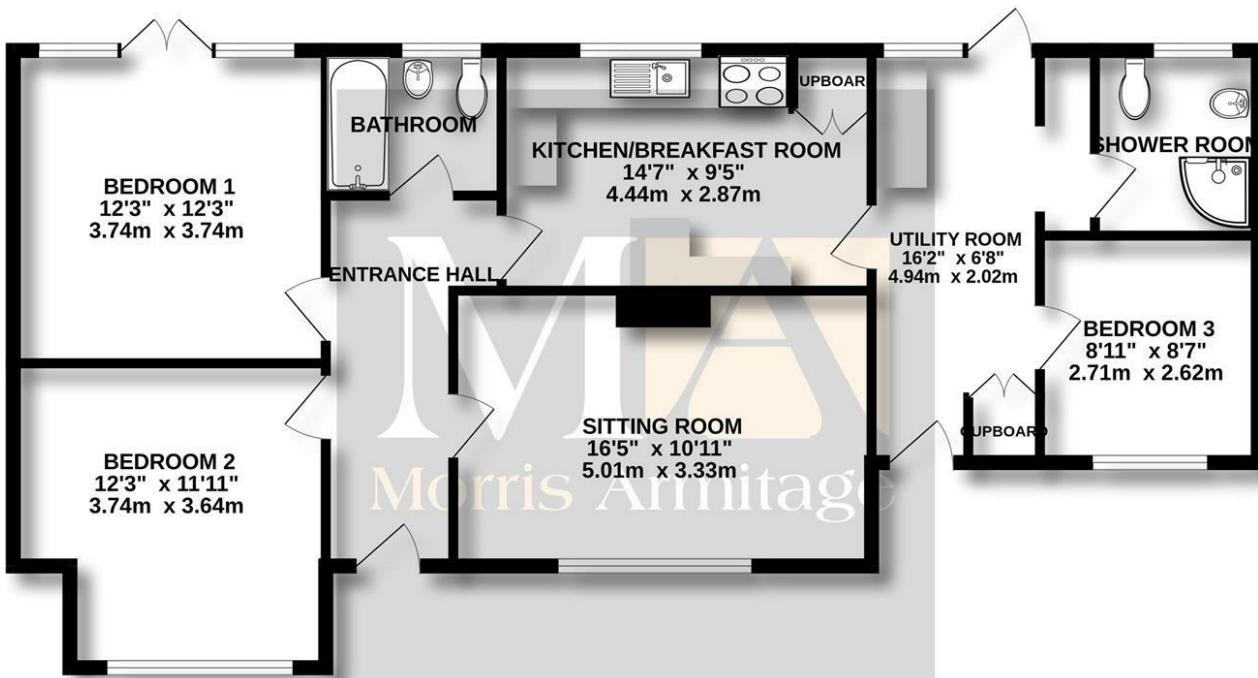
Mobile Signal/Coverage – Ofcom advise likely on all networks

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 15 miles from Bury St Edmunds, and roughly 40 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.

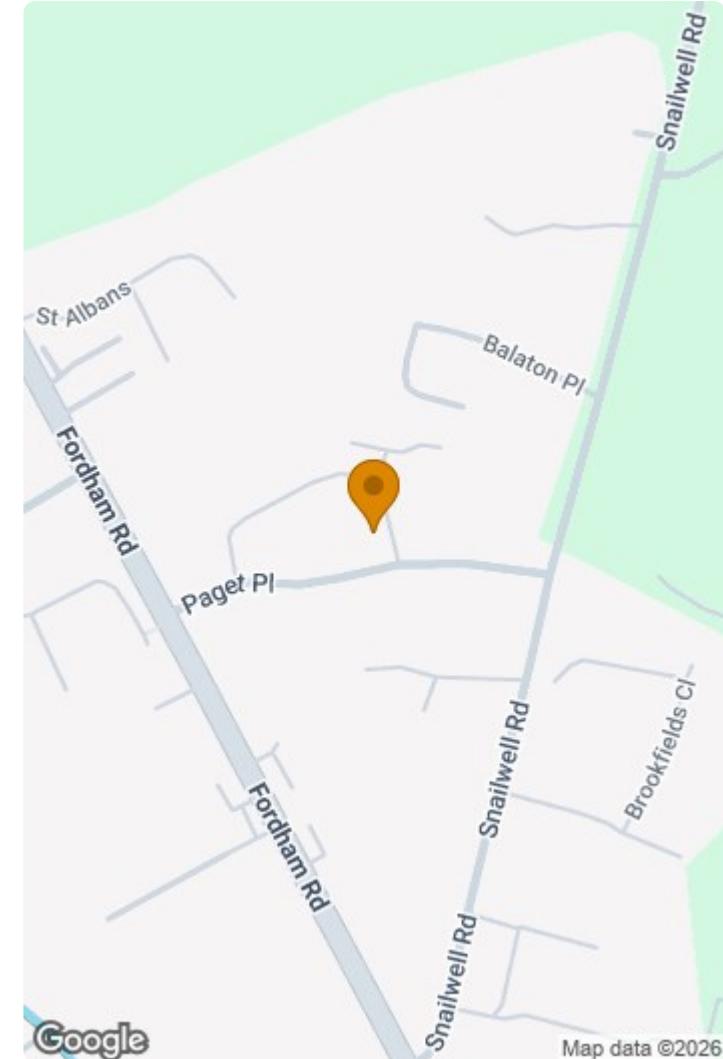
GROUND FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 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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Google

Map data ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
84	70		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
82	67		

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