



**Green Road,
Newmarket, CB8 8GJ
£499,995**

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An attractive 1930's detached family home standing in striking distance of the railway station and High St and within easy reach of an appealing mix of restaurants and coffee shops.

This lovely family home offers accommodation to include entrance hall, living room, dining room, cloakroom, refitted kitchen/breakfast room, conservatory, three good size bedrooms (ensuite to master) and a refitted shower room/bathroom.

Externally the property offers a delightful fully enclosed rear garden, block paved driveway providing parking and detached garage/workshop.

No chain – viewing recommended.

Entrance Hall

Front entrance hall leading to:

Dining Room

14'0" x 13'3"

Gas fireplace, windows to side and front aspects.

Living Room

16'1" x 12'11"

Bay window to front aspect, gas fireplace.

WC

Suite comprising of WC and handwash basin. Window to side aspect.

Kitchen

13'2" x 11'2"

Fitted with a range of eye and base level units with worktop over. Ceramic sink with stainless steel mixer tap. Integrated hob, double oven and dishwasher. Door leading through to conservatory, windows to side aspects.

Utility/Pantry

6'7" x 5'3"

Space for white goods. External door to side passage.

Conservatory

13'11" x 9'7"

External door to rear aspect.

Bedroom 1

13'5" x 11'2"

Windows to side aspect, and a door to ensuite.

Ensuite

Suite comprising of shower, WC and handwash basin. Window to side aspect.

Bedroom 2

15'9" x 12'11"

Window to front aspect.

Bedroom 3

12'10" x 11'0"

Built in storage, window to front and side aspect.

Bathroom

Suite comprising of free-standing bath, walk in shower, WC and handwash basin.

Garage

20'4" x 11'6"

Outside Front

Gates leading to paved drive way. Access to garage. and a side gate with access to rear of property.

Outside Rear

Patio area with access to garage. Patio also leading to decking, a lawned area, and a raised area with mature shrubberies.

Property Information

EPC - B

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 139 SQM

Parking – Garage & Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

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 1499 sq ft - 139 sq m
(Excluding Garage)**

Ground Floor Area 838 sq ft – 78 sq m

First Floor Area 661 sq ft – 61 sq m

Garage Area 234 sq ft – 22 sq m

- **Highly Sought After Location**
- **Close to Train Station**
- **Period Features**
- **Three Good Sized Bedrooms**
- **Ensuite To Master Bedroom**
- **Enclosed Rear Garden**
- **Garage/Workshop**
- **No chain**



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	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	

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

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