



Carson Walk, Newmarket, Suffolk CB8 0DR

Offers In The Region Of £300,000

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A spacious terraced home on this popular development within close proximity to the town centre of Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike. The property offers a living room/diner, modern fitted kitchen, conservatory, cloakroom, three generous bedrooms and a family bathroom.

Externally, the rear garden is fully enclosed and leads out to allocated parking.

A great first time family purchase that must be seen to be appreciated.

Entrance Hall

Doors to kitchen/breakfast room, lounge/dining room and cloakroom. LVT wood flooring. Radiator. Stairs to first floor.

Kitchen/Breakfast Room 11'1" x 10'5" (3.40m x 3.20m)

Modern 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, eye level, double oven. Inset electric hob with stainless steel extractor above. Space and plumbing for washing machine. Integrated fridge/freezer. Attractive tiled splashbacks. Tiled flooring. Window to the rear aspect. Arched opening to entrance hall. Radiator. Half glazed door to rear garden.

Lounge/Dining Room 23'7" x 10'9" (7.20m x 3.30m)

Spacious lounge/dining room with glazed sliding doors to conservatory. Feature fireplace with cream surround, mantel and hearth, currently fitted with coal effect fire. Full height window to the front aspect. Radiators. Door to entrance hall.

Conservatory 11'5" x 8'10" (3.50m x 2.70m)

Generous conservatory with French doors to rear garden and sliding glazed doors to lounge/dining room. LVT wood flooring.

Cloakroom

White suite comprising low level W.C. and hand basin. Obscured window. Door to entrance hall.

Landing

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

Bedroom 1 12'9" x 10'9" (3.90m x 3.30m)

Spacious double bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 2 10'9" x 10'9" (3.30m x 3.30m)

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

Bedroom 3 9'6" x 8'6" (2.90m x 2.60m)

Well proportioned room with window to the rear aspect. Radiator. Door to landing.

Bathroom

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

Outside - Front

Well maintained lawned area with central mature tree. Gravelled bed. Central pathway leading to front door with storm porch over. Picket fencing and gate to boundary.

Outside - Rear

Block paved area to rear and side of the house. Door to brick built outbuilding. Gravelled

seating area and pathway. Well maintained lawned area with planted border. Timber shed. Access gate to the rear.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 88 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources -

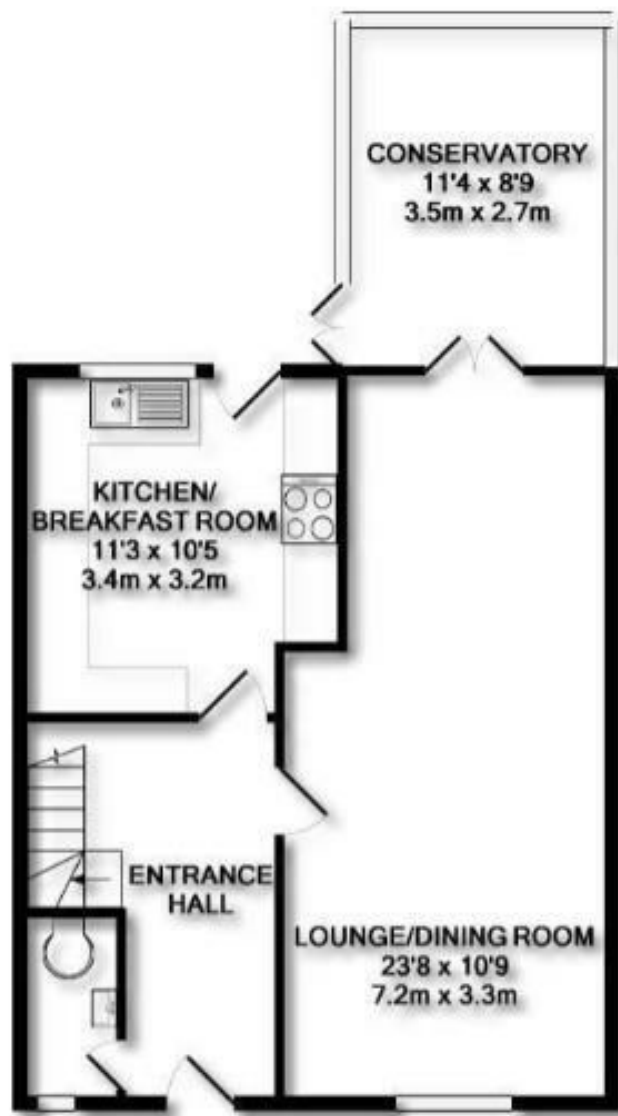
Broadband Connected - tbc

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

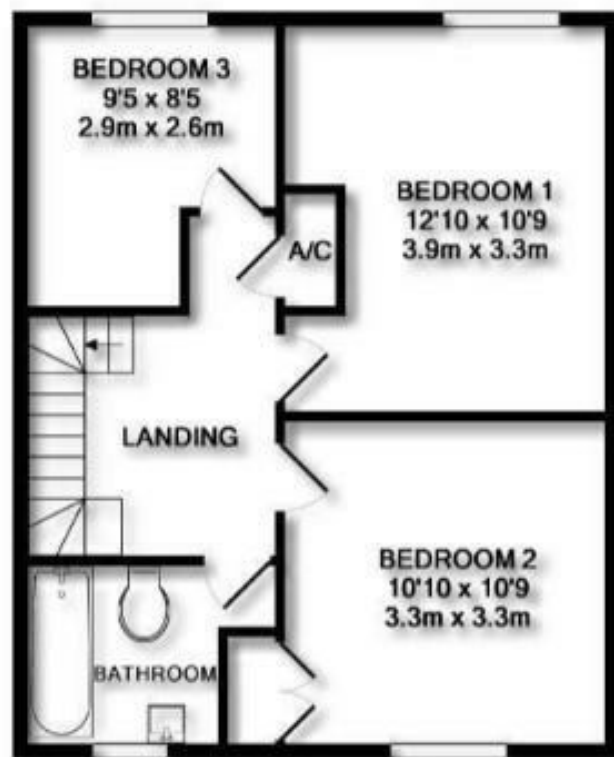
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

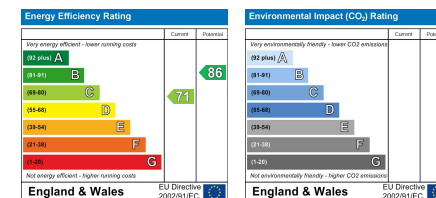
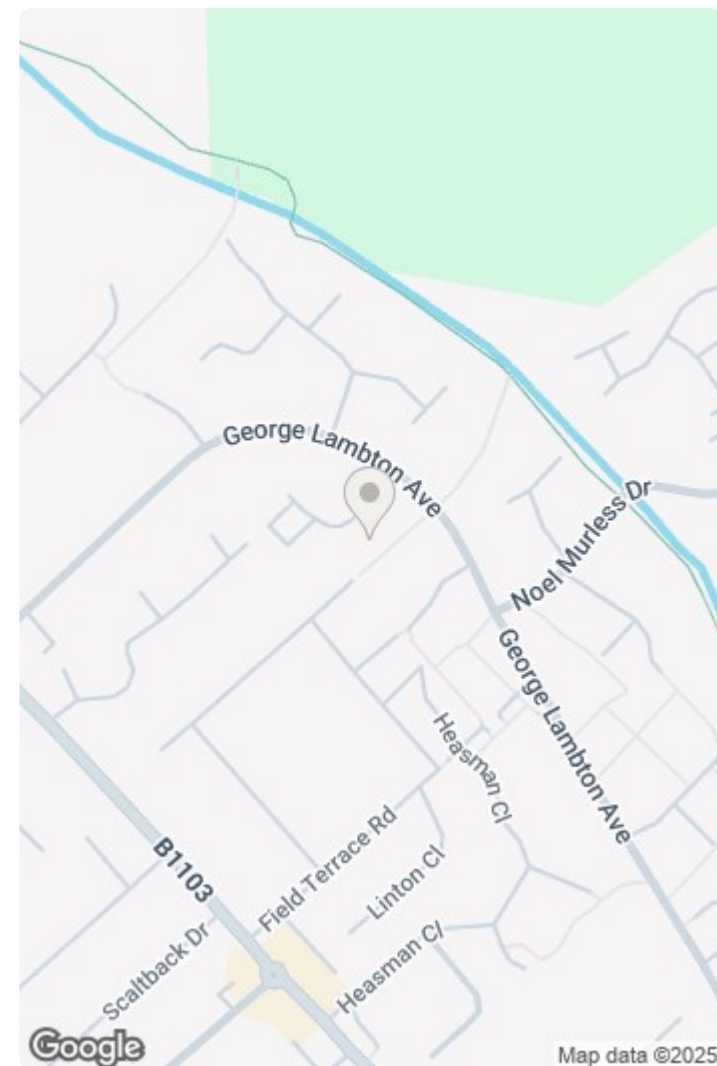




GROUND FLOOR



1ST FLOOR



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