



Parkers Walk, Newmarket CB8 7AS

Offers In The Region Of £235,000

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A modern semi-detached family home standing within this popular development and enjoying a lovely aspect to front overlooking the open field.

Offering sizeable rooms throughout, this property boasts accommodation to include entrance hall, cloakroom, living room/dining room, kitchen, three good size bedrooms and family bathroom.

Externally the property offers a fully enclosed rear garden and garage en-bloc.

Entrance Hall

With doors leading to lounge/diner and cloakroom. Two built-in storage cupboards.

Kitchen 7'11" x 7'8" (2.42m x 2.35m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. LVT wood flooring. Window to rear aspect. Glazed door to rear garden. Door to living/dining room.

Lounge/Dining Room 18'5" x 15'8" (5.62m x 4.80m)

Spacious living/dining room with large dual aspect windows and French doors to rear garden. LVT wood flooring. Radiators. Door to kitchen. Opening to entrance hall. Stairs leading to first floor.

Cloakroom

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

Landing

Generous landing with doors to all bedrooms and bathroom. Window to front aspect. Radiator. Stairs to ground floor.

Bedroom 1 13'6" x 9'1" (4.14m x 2.77m)

Spacious double bedroom with window to

rear aspect. Built-in wardrobes. Radiator. Door to landing.

Bedroom 2 8'9" x 8'8" (2.69m x 2.66m)

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

Bedroom 3 8'8" x 8'5" (2.66m x 2.58m)

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

Bathroom 7'0" x 5'6" (2.14m x 1.70m)

White suite comprising low level W.C., pedestal handbasin with mixer tap over and generous walk-in shower. Obscured window. Door to landing.

Outside - Front

Gravelled areas with pathway leading to half glazed front door. Bordered with mature hedging. Access gate to rear garden.

Outside - Rear

Charming garden with patio area to the rear with French doors leading to living/dining room and glazed door leading to kitchen. Laid to faux grass with a delightful variety of planted borders. Greenhouse. Timber shed with power. Access gate to the side.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 78 SQM
Parking – Garage en bloc
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 100Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

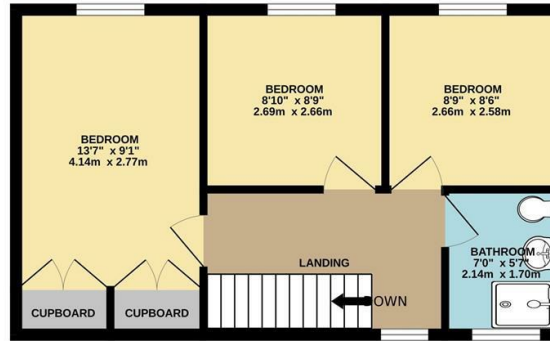
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



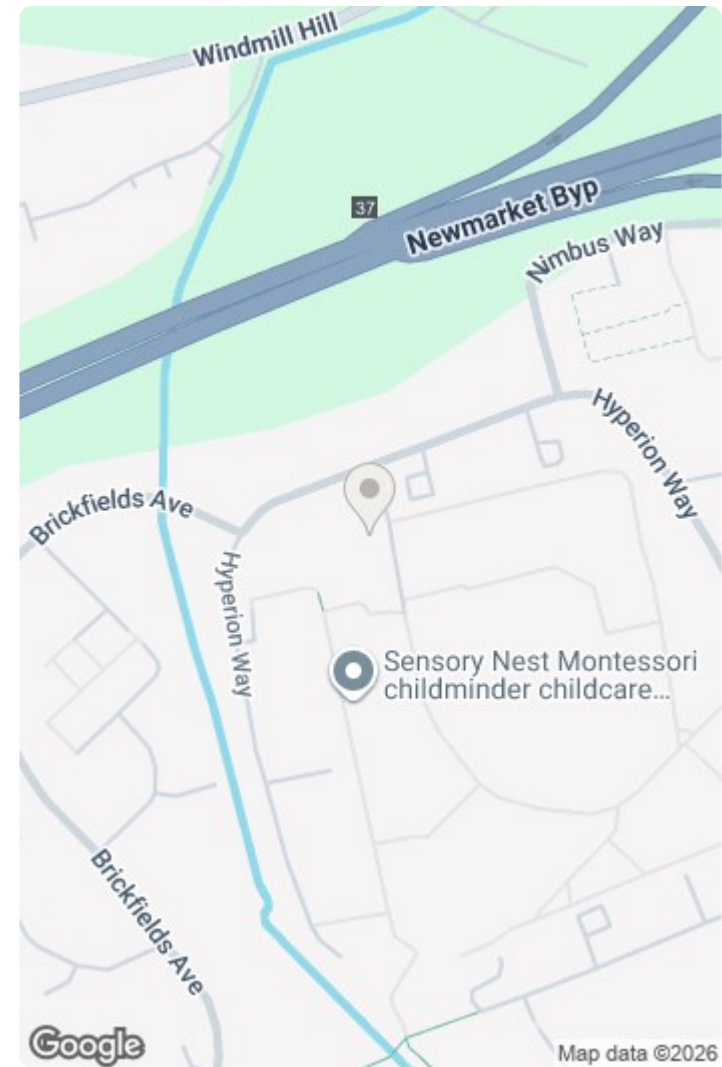
1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



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TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	F	D
72	78		
Very energy efficient - lower running costs (11-41)		Very environmentally friendly - lower CO ₂ emissions (82-94)	
(42-49)		(55-61)	
(50-59)		(62-70)	
(60-69)		(71-79)	
(70-79)		(80-87)	
(80-89)		(88-95)	
(90-99)		(96-100)	
(100)		(100)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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