



Trinity Drive
Newmarket, CB8 8BJ
£425,000

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A detached family home superbly set at the end of this quiet and peaceful cul-de-sac and in striking distance of a highly regarded primary school.

Offering huge scope and potential, this property offers close to 1450 square foot of floor space and boasts impressive size living room/dining room, kitchen, games room/possible sitting room, two generous size bedrooms (could easily divide into three) and a family bathroom.

Externally the property offers garaging, off road parking and a fully enclosed mainly south facing rear garden.

No chain – viewing recommended.

• Detached

• Garage/Hall

With doors leading to Living/Dining Room. Stairs rising to first floor.

• No Chain

Living/Dining Room 17'11" x 17'7" (5.47 x 5.38)

Spacious living/dining room with brick built fire place, window to front aspect, French doors leading to garden. Radiator. Door leading to:

Kitchen 12'0" x 10'9" (3.66 x 3.30)

Fitted with a range of eye and base level storage units with work top over. Stainless steel sink and drainer with taps over. Window and door to rear aspect and door leading to:

Games Room 19'5" x 12'11" (5.94 x 3.96)

Fitted storage cupboards. Window and door leading to rear aspect. Door to front aspect.

Garage 15'9" x 11'2" (4.81 x 3.41)

First Floor Landing

With doors leading to both bedrooms and bathroom.

Bedroom 1 17'10" 17'8" (5.46 5.40)

Spacious bedroom with windows to front and rear aspects. Built in storage cupboards. Radiator.

• Huge Scope and Potential

• Off Road Parking (3.65 x 3.33)

• Viewing Recommended

Spacious double bedroom with window to rear aspect. Radiator.

Bathroom

White suite comprising of low level WC, hand basin, wooden panelled bath with shower over. Obscured window to front aspect. Radiator.

Outside Front

Pathway leading to front door. Access to garage and games room. Off road parking.

Outside Rear

Enclosed rear garden with mature shrubberies and patio area. South facing.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 86

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

• 1450 Square Foot

• Enclosed South Facing Garden

Sewerage – Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available,

1000Mbps download, 50Mbps upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of

Location

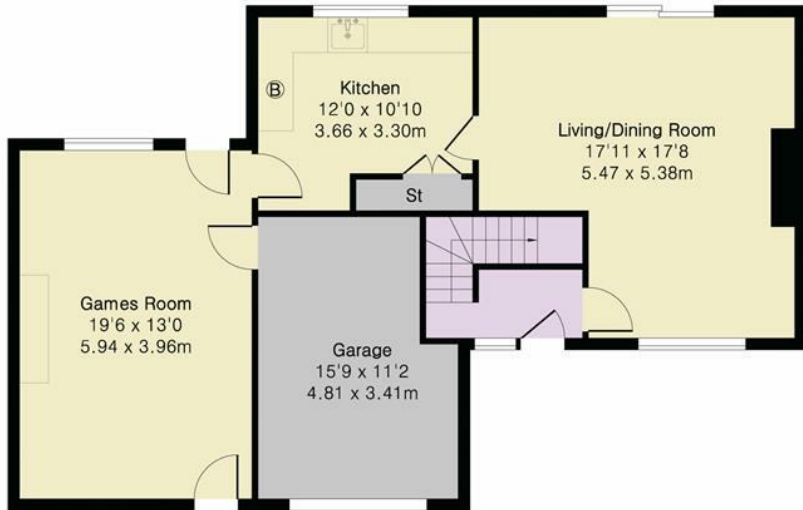
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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



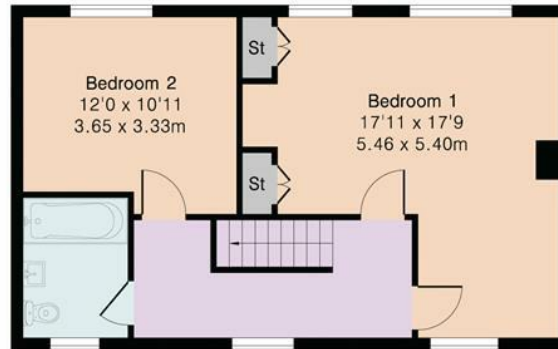
**Approximate Gross Internal Area 1436 sq ft - 133 sq m
(Including Garage)**

Ground Floor Area 898 sq ft – 83 sq m

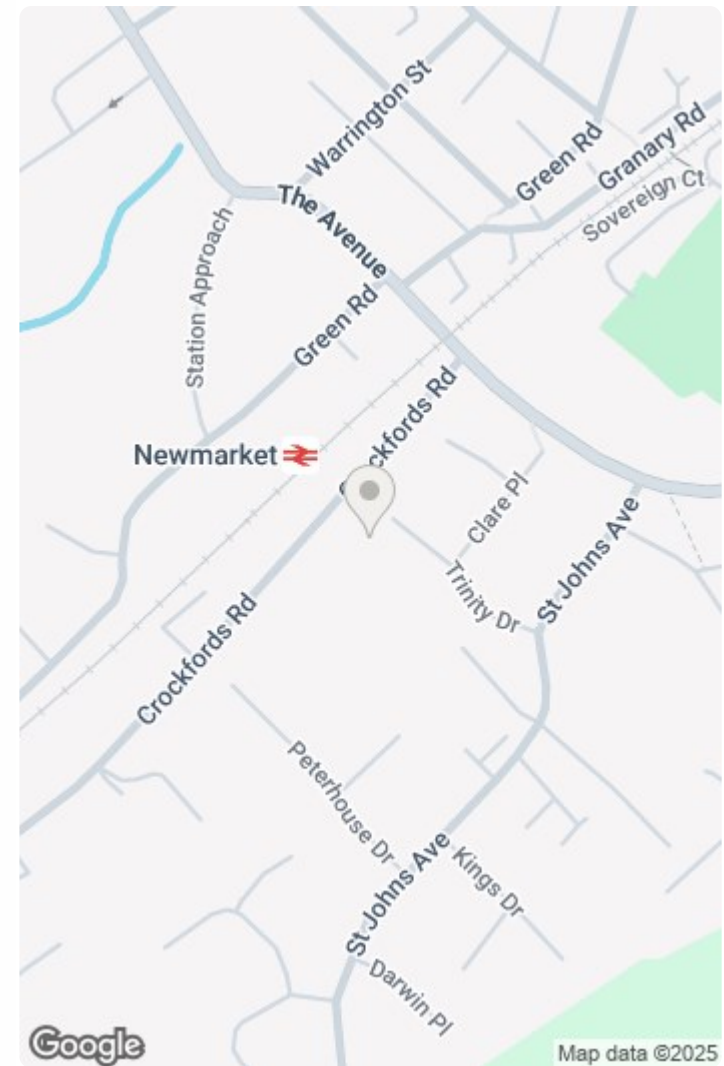
First Floor Area 538 sq ft – 50 sq m



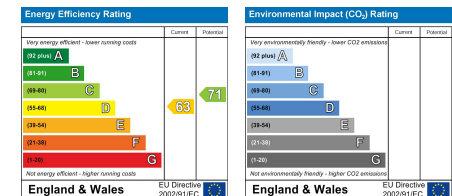
Ground Floor



First Floor



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.



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