



Little Green
Newmarket, CB8 9RG
Guide Price £485,000

Little Green, Newmarket, CB8 9RG

A remarkably improved and cleverly extended semi-detached family home offered for sale with the distinct advantage of NO ONWARD CHAIN and standing within this highly regarded and sought after village.

Rather deceptive and offering sizeable rooms this impressive property offers accommodation to include entrance hall, living room with wood burner, superb kitchen/dining room (family room) rear lobby/utility room, cloakroom, four bedrooms and a refitted bathroom. Benefiting from oil fired heating and double glazing.

Extensive driveway provides ample parking and a long and fully enclosed rear garden.

EPC (D)
Council Tax C (East Cambs)

Accommodation Details:

Fully glazed front entrance door leading through to the:

Porch

Window to the side aspect and door through to the:

Entrance Hall

Staircase rising to the first floor and door through to the:

Living Room 20'6" x 16'10" (6.25 x 5.14)

Spacious living room with featured fireplace and log burner, TV connection point, radiator, laid wooden style flooring, storage cupboard, window to the front aspect and door through to the:

Kitchen/Diner 24'8" x 17'3" (7.54 x 5.27)

Fitted with a range of matching eye and base level storage units and wooden working tops

over, ceramic sink and drainer with mixer tap with hot water and softer, range oven with extractor hood above, kitchen island with pendant lighting, space and plumbing for a fridge/freezer and washing machine. Radiators, 2 skylight windows, windows to the rear aspect and French doors out to the rear garden.

Utility Room 9'11" x 7'10" (3.04 x 2.40)

Ceramic sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, window and door to the side aspect.

WC 5'10" x 2'11" (1.80 x 0.90)

Concealed WC, wash basin with vanity cupboard under and radiator.

First Floor Landing

With access through to the bedrooms and bathroom.

Bedroom 1 14'6" x 9'3" (4.42 x 2.83)

Double bedroom with built-in wardrobe, radiator and window to the front aspect.

Bedroom 2 11'2" x 8'11" (3.42 x 2.74)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 11'4" x 7'10" (3.47 x 2.40)

Double bedroom with radiator and window to the rear aspect.

Bedroom 4 9'3" x 7'10" (2.83 x 2.40)

Radiator and window to the front aspect.

Bathroom 8'7" x 7'10" (2.62 x 2.40)

Luxury fitted bathroom suite comprising of a low level WC, wash basin with vanity cupboards under, p-shaped bath with wall mounted shower and glass screen, obscured window to the rear aspect.

Outside - Rear

Mostly laid to lawn fully enclosed garden enclosed by mature hedging. Paved patio area with outdoor lighting, timber built garden shed and side pedestrian access.

Integral Garage 13'3" x 6'8" (4.05 x 2.05)

Electric garage door, power and lighting, pedestrian door through to the utility room.

Outside - Front

Well-presented, laid to lawn frontage with driveway providing off-road parking for 3/4 cars. Side access through to the rear garden.

PROPERTY INFORMATION:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambridgeshire)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 130SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC

Broadband Type – Superfast Available download

80 Mbps upload 20 Mbps

Mobile Signal/Coverage – Good

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

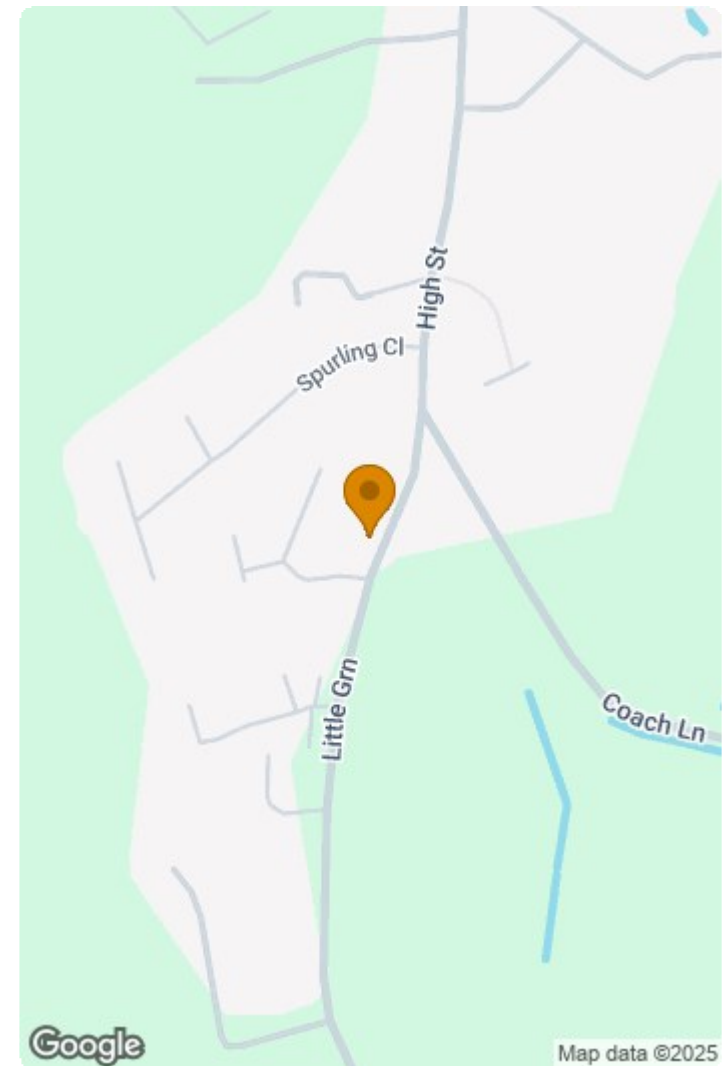
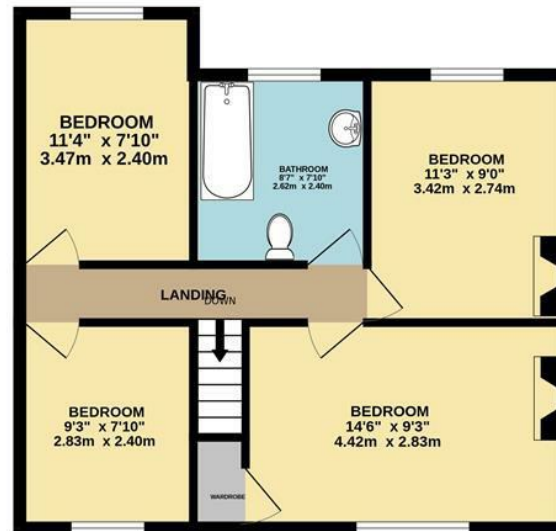
Location - What 3 Words -

///expensive.starlight.influencing

GROUND FLOOR
956 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.

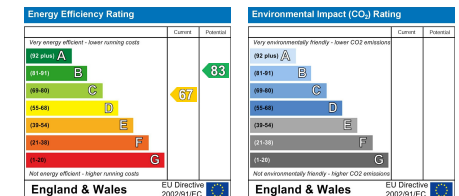


26 LITTLE GREEN, CB8 9RG

TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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.

Made with Metropix ©2024



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

