



**Centre Drive,  
Newmarket, CB8 8AN  
Offers Over £350,000**

**Centre Drive, Newmarket, CB8 8AN**

**A rather deceptive modern detached family home standing on the outskirts of the town centre.**

**Cleverly extended and offering generous size rooms throughout, this property offers impressive 36ft long living room, dining room, kitchen, cloakroom, three good size bedrooms and family bathroom.**

**Externally the property offers a mature and fully enclosed rear garden and garage.**

**Accommodation Details:**

With storm canopy over front entrance door.

**Entrance Hall**

With laid wooden style flooring, radiator, staircase rising to the first floor and door though to the:

**Sitting/Living Room**

**36'3" x 11'1" max 9'3" min**

Spacious sitting/living room with TV connection point, radiators, laid wooden style flooring, window to the front aspect and sliding glass doors out to the rear garden.

**Kitchen**

Modern kitchen fitted with a range of matching eye and base level storage units with wooden working surfaces over, wooden upstands, inset ceramic sink and drainer with mixer tap over, range gas cooker with extractor hood above, integrated dishwasher, space for a fridge/freezer and washing machine. Tiled flooring, window to the side aspect and opening through to the:

**Dining Room**

With tiled flooring, radiator, window to the side and rear aspect and side external door. Door through to the:

**WC**

Low level WC, hand basin and obscured window to the front aspect.

**First Floor Landing**

With access and doors to bedrooms and bathroom.

**Bedroom 1**

**12'2" x 9'6"**

Double bedroom with storage cupboards, radiator and window to the front aspect.

**Bedroom 2**

**9'8" x 9'1"**

Double bedroom with fitted sliding door wardrobes, radiator and window to the rear aspect.

**Bedroom 3**

**9'1" x 8'2"**

With radiator and window to the rear aspect.

**Bathroom**

Three piece bathroom suite comprising a concealed WC, hand basin with vanity cupboard under, panelled p-shaped bath with wall mounted shower, tiled walls and flooring, wall mounted LED mirror and obscured window to the rear aspect.

**Outside - Rear**

Fully enclosed with patio area and flower borders to sides, picket fence opening to secondary garden laid to lawn with flower borders and beds containing mature shrubs, plants and trees. Timber shed

**Outside - Front**

With gravel driveway leading to garage with up and over style door. power and lighting. Mature shrubs and plants and remainder of front garden laid to lawn with pathway to the front of the house.

**Garage**

Metal up and over door. Power & lighting.

**Property Information:**

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 104 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

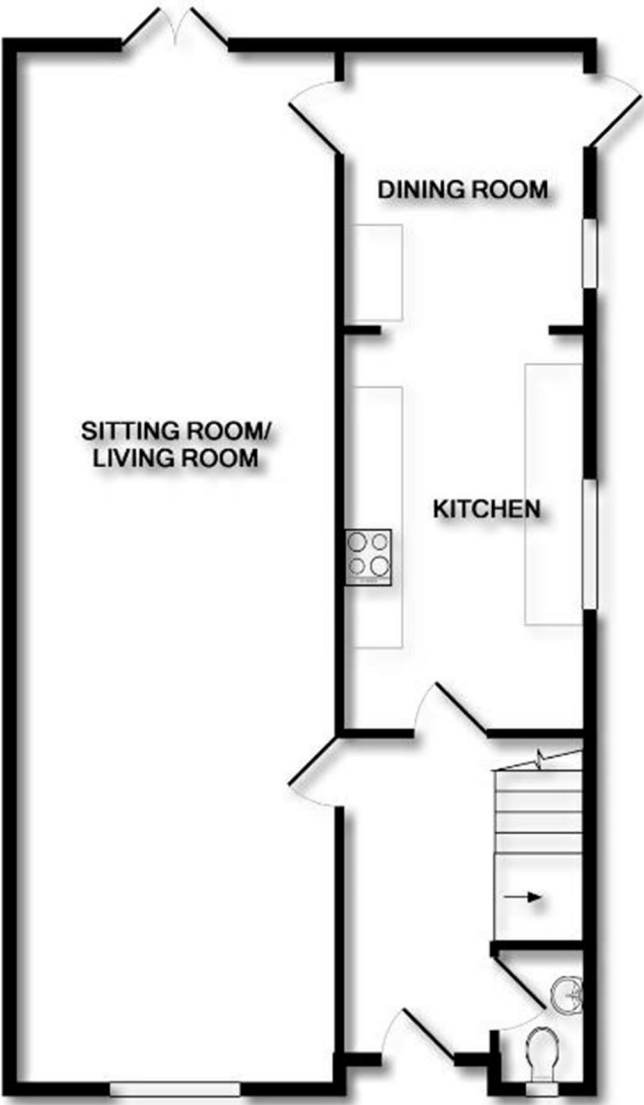
Heating sources - Gas

Broadband Connected - tbc

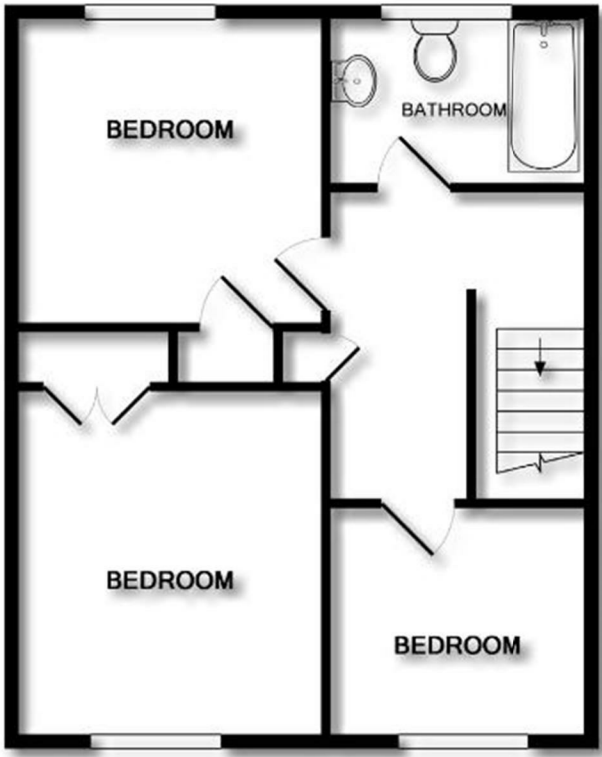
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely/limited on all networks

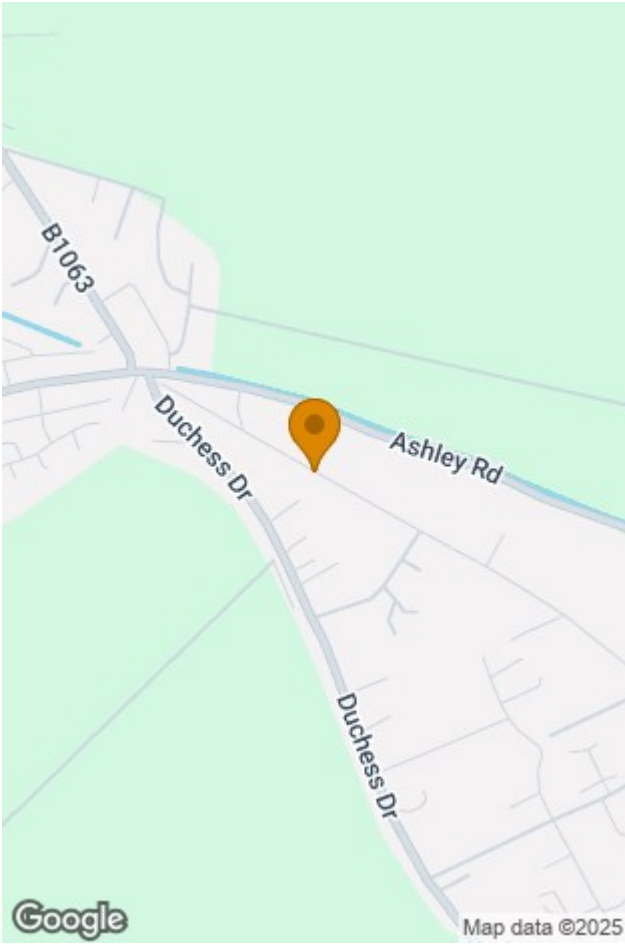
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

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.



