

Aureole Walk
Newmarket, CB8 7BB
£270,000

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Aureole Walk, Newmarket, CB8 7BB

A smartly presented modern family home set on the edge of this popular development and enjoying an open aspect to rear with a south west facing garden overlooking the Community Orchard and on to the play area and newly installed basketball court.

Offering rather deceptive accommodation, this property boasts entrance hall, cloakroom, living room/dining room, kitchen, three bedrooms and family bathroom.

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

Entrance Hall
Spacious entrance hall accessed via uPVC front door. Understairs storage cupboard, radiator, further storage cupboard housing gas meter and fuse board.

Cloak Room
With low level w.c. and pedestal sink, window to front aspect.

Kitchen 7'6" x 5'1" (2.29 x 1.55)
With a range of modern wall and base units, integrated electric oven and hob with extractor over, stainless steel sink with drainer, space for fridge/freezer, wall mounted combination boiler, window to rear aspect.

Living Room/Dining Room 17'10" x 12'9" (5.44 x 3.89)
With uPVC sliding patio doors leading to the garden, uPVC window to rear aspect, laminate floor, 2 radiators, opening leading to:

Landing
With airing cupboard with radiator, loft access.

Bedroom 1 15'7" (max) x 9'4" (4.75 (max) x 2.87)
With built in wardrobes, radiator, window to rear aspect.

Bedroom 2 8'7" x 8'5" (2.64 x 2.57)
With window to rear aspect, radiator.

Bedroom 3 8'8" x 8'7" (2.65 x 2.63)
With window to rear aspect, radiator.

Bathroom
With white suite comprising of low level w.c., pedestal sink, panelled bath with electric shower over, window to front aspect, radiator.

Garage En-Bloc 16'4" x 8'2" (5 x 2.5)
With up and over door

Outside - Front
The property is approached by a paved, gated front garden with storage shed.

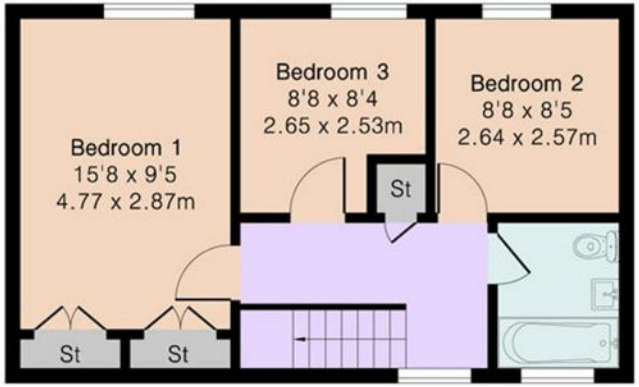
Outside - Rear
To the rear the garden is mainly laid to lawn with patio area and a gate leading out to Nimbus Way.

PROPERTY DETAILS
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 – Superfast available, 41Mbps download, 7Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

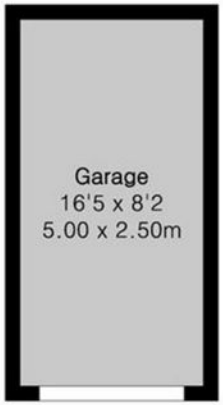
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions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

Approximate Gross Internal Area 838 sq ft - 78 sq m (Excluding Garage)

Ground Floor Area 419 sq ft – 39 sq m
First Floor Area 419 sq ft – 39 sq m
Garage Area 135 sq ft – 13 sq m



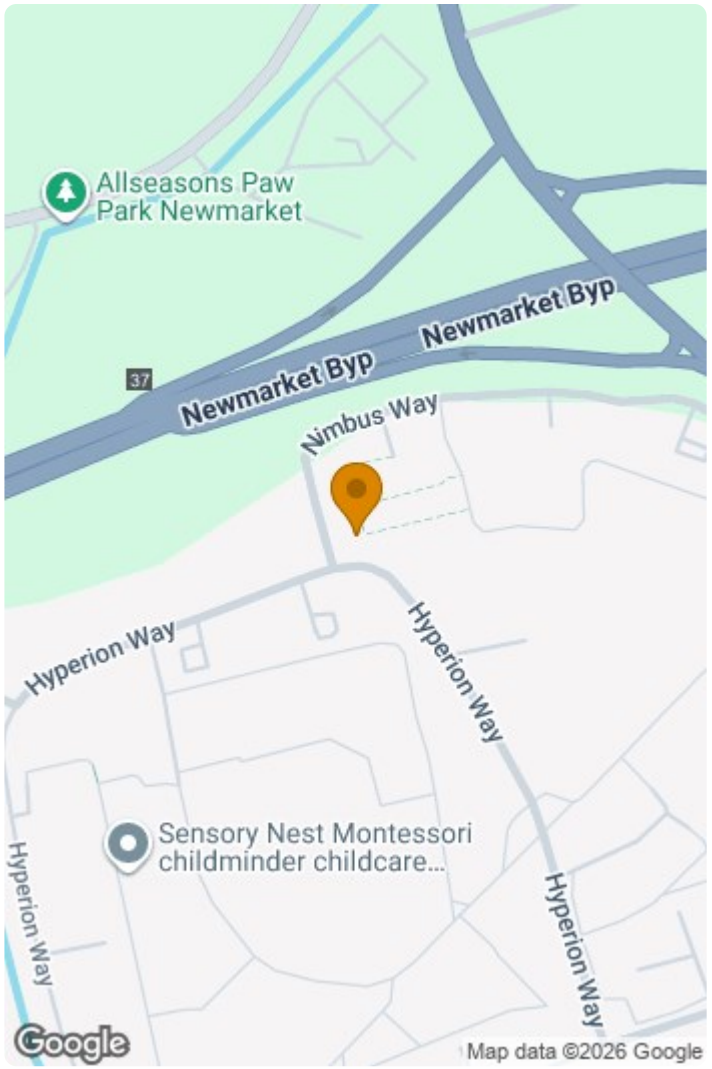
First Floor



Garage



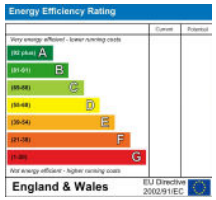
Ground Floor

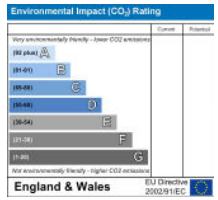


PINK PLAN

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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