Malcolm Way,
Newmarket, CB8 7DX
Guide Price £575,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Malcolm Way, Newmarket, CB8 7DX

An exceptional four bed detached family home located in this much sought after cul-de-sac location.

The spacious accommodation includes a large entrance hall, ground floor bathroom, living room, dining room, fitted kitchen, study, four generous bedrooms with an en-suite to the principle bedroom and a family bathroom.

Outside, the property benefits from a private, fully enclosed and well stocked rear garden which backs on to a neighbouring stable yard. Complete with a large front garden and driveway providing off road parking for several vehicles leading to a double garage.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Entrance Hall
Front door leading into porch with a storage cupboard. An internal door opens into an entrance hall with access to staircase to first floor. Further doors leading to:

Living Room
21'2" x 11'11"
Gas fireplace with mantle piece over. Sliding doors lead to the rear garden. Windows to front aspect.

Dining Room
12'6" x 10'0"
Window to front aspect.

Kitchen
13'1" x 10'11"
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink with drainage board and a matching stainless steel mixer tap. Integrated hob and double oven. Space for a fridge/freezer, dishwasher and washing machine. Window to rear aspect. External door leads to side aspect.

Study/Bedroom
10'0" x 8'2"
Window to rear aspect.

Bathroom
Suite comprising of a shower, WC and handwash basin. Window to rear aspect.

Bedroom 1
12'9" x11'5"
Built-in floor to ceiling wardrobes plus another storage cupboard. Window to front aspect. Internal door to ensuite.

Ensuite
Suite comprising of a shower, WC, handwash basin and a ladder-style heated towel rail. Window to side aspect.

Bedroom 2
12'10" x 9'3"
Built in wardrobes. Window to front aspect.

Bedroom 3
9'3" x 7'11"
Window to rear aspect.

Bedroom 4
8'6" x 8'3"
Window to front aspect.

Bathroom
Suite comprised of a panelled bath with shower attachment over, WC and handwash basin. Window to rear aspect.

Garage
16'8" x 15'9"
Access from front of house via double garage door. Door from side of garage to side aspect.

Outside Front
Herringbone style paved driveway with room for multiple cars to park, leading to a double garage. The other half of the front garden is laid to lawn with flower bed borders and some mature shrubbery.

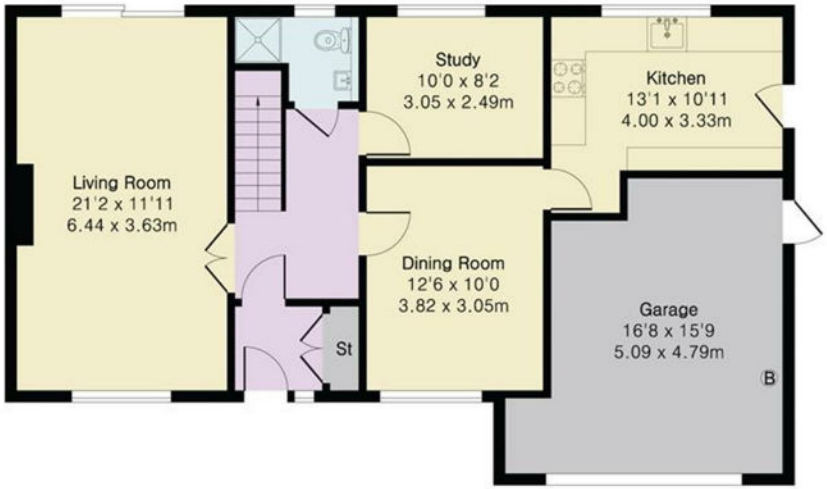
Outside Rear
The back garden is mainly laid to lawn with well kept flower borders of mature shrubbery. There is a patio area with plenty of room for seating, connected to a wrap around paved path leading down both sides of the property.

Property Information
EPC - TBC
Tenure - Freehold
Council Tax Band - F (West Suffolk)
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 128 SQM
Parking – Off-road & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

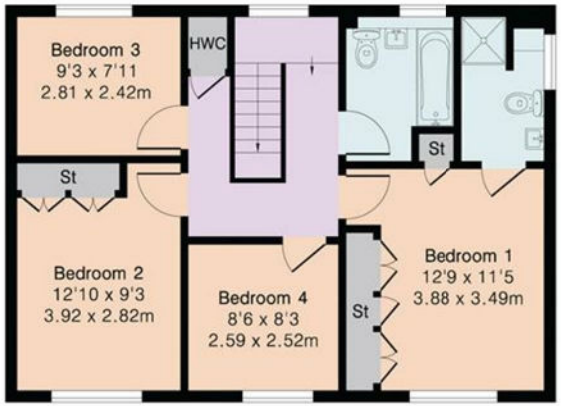
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions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

Approximate Gross Internal Area 1387 sq ft - 128 sq m
(Excluding Garage)

Ground Floor Area 758 sq ft – 70 sq m
First Floor Area 629 sq ft – 58 sq m
Garage Area 220 sq ft – 20 sq m

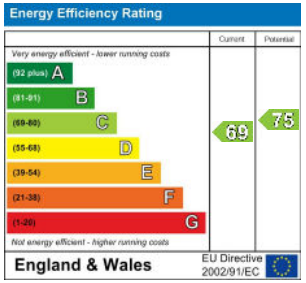


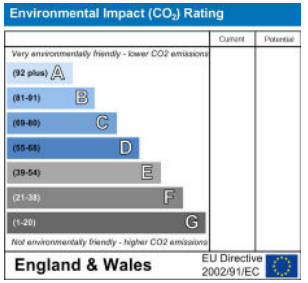
Ground Floor



First Floor

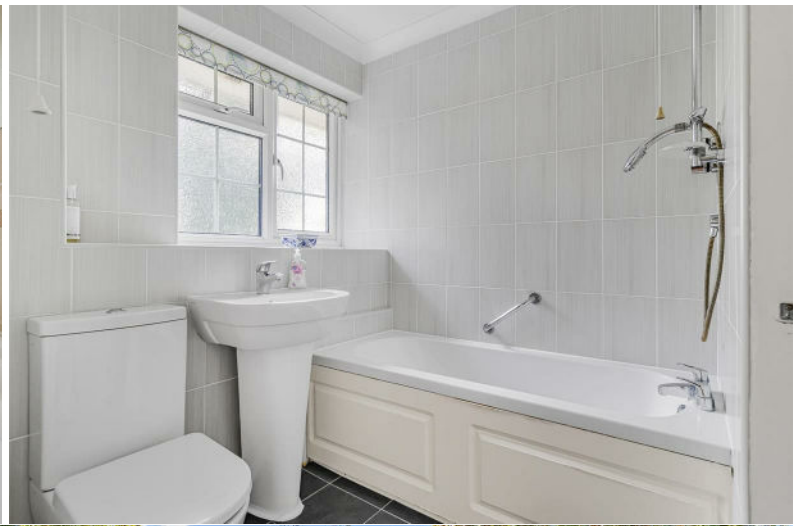
- **Detached House**
- **Highly Regarded Location**
- **Close to Local Amenities**
- **Spacious Accommodation Throughout**
- **En-Suite To Master Bedroom**
- **Double Garage**
- **Gardens to Front & Rear**
- **NO ONWARD CHAIN**





PINKPLAN

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.

Morris Armitage

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.