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## 21 The Maltings, Brewers Lane, Newmarket, CB8 7FP

An exceptional modern townhouse within walking distance of the High Street and local amenities. Arranged over four floors, this impressive property offers bright, versatile, and spacious accommodation including a ground floor open plan kitchen/dining room with bi-folding doors to the rear garden and a first floor living room with further bi-folding doors onto a private terrace. The principal bedroom occupies the top floor with an ensuite bathroom and roof terrace, while the second floor provides 3 further double bedrooms and 2 bathrooms. Outside features include an integral garage, driveway parking, cycle storage, bin store, and an enclosed rear garden. NO CHAIN.

## Guide Price £565,000

- Modern Townhouse
- Primary Bedroom Suite with Ensuite & Roof Terrace
- 3 Further Double Bedrooms
- Spacious Living Room with Further Roof Terrace
- Open Plan Kitchen/Dining Room
- Enclosed Rear Garden
- Driveway & Integral Garage
- NO CHAIN



ACCOMMODATION with approximate room sizes

## ENTRANCE HALL

with a glazed entrance door, tiled flooring, radiator, stairs leading to the first floor.

## UTILITY/CLOAKROOM

with a concealed cistern low level WC, floating hand wash basin with tiled splashbacks, space and plumbing for washer/dryer with work surfaces over and shelving, double glazed privacy window to the front aspect.

## OPEN PLAN KITCHEN/DINING ROOM

The kitchen comprises a range of modern fitted wall and base units with work surfaces over, inset dual stainless steel sink with mixer tap and drainer, integrated Siemens oven and grill, 4 ring gas hob and extractor hood above and splashbacks, integrated full height fridge and freezer, integrated dishwasher, tiled flooring, 2 radiators, under stairs storage cupboard, bi-fold doors to the rear garden, further floor to ceiling double glazed window to the rear aspect.

## FIRST FLOOR

with under stairs recess with floor to ceiling window to the rear aspect, stairs leading to the second floor, radiator.

## LIVING ROOM

with solid oak wooden floor boards, 2 radiators, bi-folding doors to the roof terrace with tiles and glass balustrade with views over the garden, a double glazed window to the front aspect with views over communal gardens and further floor to ceiling window to the front aspect.

## SECOND FLOOR

### LANDING

with a radiator and cupboard housing Ideal water cylinder.

### BEDROOM 2

with double glazed floor to ceiling window to the front aspect, built-in wardrobe with hanging rail and fitted shelving, radiator.

### ENSUITE SHOWER ROOM

with a corner shower cubicle, tiled surround, concealed cistern low level WC, floating hand wash basin with tiled splashbacks, tiled floor, heated towel rail, extractor fan.

### BEDROOM 3

with a double glazed window to the front aspect, radiator, fitted storage cupboard with shelving.

### BEDROOM 4

with a double glazed window to the rear aspect with radiator, bespoke fitted wardrobe with sliding doors, hanging rail and shelving.

### FAMILY BATHROOM

with a white suite comprising a tiled panelled bath, floating hand wash basin with tiled splashbacks, concealed cistern low level WC, tiled flooring, floor mounted heated towel rail, double glazed privacy window to the rear aspect, extractor fan.

## THIRD FLOOR

### LANDING

with cupboard to eaves storage, velux roof light and radiator.



#### PRIMARY BEDROOM

with a double glazed window to the front aspect, further glazed doors leading to roof terrace, radiator, fitted wardrobes with sliding doors, hanging rail and shelving.

#### ENSUITE BATHROOM

with a panelled bath, corner double shower cubicle, concealed cistern low level WC, hand wash basin, double glazed privacy window to the rear aspect, wall mounted heated towel rail, tiled flooring.

#### OUTSIDE

To the rear of the property is an enclosed rear garden mainly laid to lawn with a decked terrace area and potting areas.

To the front of the property is a block paved driveway with parking for 2 vehicles, an outside storage area and garage.

#### INTEGRAL GARAGE

with up and over door, power and light.

#### Sales Agents Notes

Please note there is an annual maintenance charge of approx. £1,400 (payable to Elm Property Management for maintenance of the communal areas)

For more information on this property, please refer to the Material Information Brochure on our website.



Approximate Gross Internal Area 2142 sq ft – 199 sq m  
Ground Floor Area 592 sq ft – 55 sq m  
First Floor Area 549 sq ft – 51 sq m  
Second Floor Area 603 sq ft – 56 sq m  
Third Floor Area 398 sq ft – 37 sq m



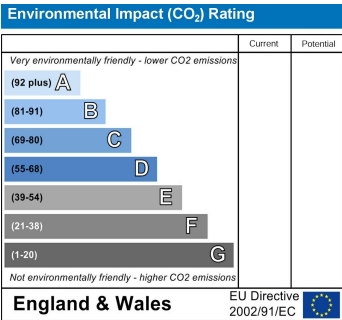
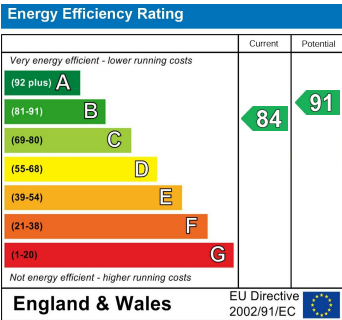
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on 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.



Note: Not to scale –  
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.