



Barry Lynham Drive, Newmarket, CB8 8YT

**CHEFFINS**

## Barry Lynham Drive

Newmarket,  
CB8 8YT

3 1 2

**Guide Price £375,000**

- End-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Garage & Driveway
- Enclosed South Facing Rear Garden

A well presented and extended 3 bedroom end terraced property located in a superb position approx. 1 mile South of the town centre. The accommodation includes a cloakroom, a fitted kitchen, dining/family room, a separate sitting room overlooking the garden and a modern bathroom suite. Outside includes a garage, a driveway to the side for ample parking and an enclosed rear garden. Viewing Recommended.





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

**ENTRANCE HALL**

with Karndean flooring, radiator, LED spotlights.

**CLOAKROOM**

with a solid wood door, low level WC, wall mounted wash hand basin, built-in under stairs storage cupboard.

**KITCHEN**

with a range of base units, stainless steel sink unit with mixer taps, integral appliances including electric oven with 4 ring Lamona hob and dishwasher, space for fridge/freezer, space and plumbing for washing machine, wall mounted gas boiler, LED spotlights, Karndean flooring, opening through to the dining area.

**DINING/FAMILY ROOM**

Open plan with the kitchen with engineered wood flooring, LED spotlights, stairs to the first floor, radiator, window to the rear aspect and French doors opening into the living room.

**LIVING ROOM**

with Karndean flooring, radiator, lantern style window, LED spotlights, window to the rear and French doors opening onto the rear garden.

**FIRST FLOOR****LANDING**

with LED spotlights, access to the loft space with drop down ladder, airing cupboard.

**BEDROOM 1**

with built-in wardrobes, radiator, LED inset spotlights, window to the front aspect.

**BEDROOM 2**

with a radiator, LED spotlights, window to the rear aspect.

**BEDROOM 3**

with LED spotlights, storage cupboard, window to the rear aspect.

**BATHROOM**

with a 3 piece white suite comprising a low level WC, vanity wash hand basin, side panel bath with shower over and glass screen, LED spotlights, Karndean flooring, extractor fan, window to the front aspect.

**OUTSIDE**

The rear garden is enclosed by timber fencing and is mainly laid to lawn with a small patio area.

To the front of the property is an area laid to shingle and to the side is a driveway leading to the garage providing ample parking for several vehicles.

**INTEGRAL GARAGE**

with an up and over door, power and light, integral solid wood fire door leading into the family room.

**SALES AGENTS NOTES**

The property has the benefit of solar panels on the rear elevation, these were installed in 2015 and are owned outright. We are advised the solar panels generate a current income of approx. £1,000 per year.

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>91</b>	<b>94</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £375,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - West Suffolk





**Approximate Gross Internal Area 994 sq ft - 92 sq m**

Ground Floor Area 616 sq ft – 57 sq m

First Floor Area 378 sq ft – 35 sq m

Garage Area 142 sq ft – 13 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.