Weston Way, Newmarket, CB8 7SB

CHEFFINS

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Newmarket,
CB8 7SB

3 1 1

Guide Price £430,000

- Extended Detached Bungalow
- Landscaped Corner Plot Garden
- 3 Bedrooms
- Impressive Open Plan Kitchen/Dining/Living Room
- Modern Family Bathroom
- Garage & Driveway
- Cul-de-Sac Location
- NO CHAIN - Viewing Essential

A beautifully presented, extended detached bungalow, thoughtfully renovated and improved by the current owners, occupying a generous corner plot within a peaceful residential cul-de-sac. This impressive home boasts a stunning open plan kitchen/dining and living area with a vaulted ceiling, 3 bedrooms and a modern four piece family bathroom. Externally, the property benefits from a private and enclosed corner plot garden, a garage and a driveway providing off-road parking. NO CHAIN.

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 entrance door, radiator, access to the loft space.

KITCHEN/DINING/LIVING ROOM
An impressive open plan space with a vaulted ceiling, 2 velux windows, a large sliding patio door opening onto the outside patio seating area, 2 double glazed windows to the side aspects, 2 radiators, 2 large floor to ceiling storage cupboards.

The kitchen comprises a range of built-in wall and base mounted units, inset stainless steel sink and drainer, integrated appliances include a double oven, induction hob with extractor hood over and a dishwasher, breakfast bar seating, space for fridge/freezer and a double glazed window to the rear aspect.

BEDROOM 1
with a radiator, double glazed window to the rear aspect.

BEDROOM 2
with a radiator and a double glazed window to the front aspect.

BEDROOM 3
with a radiator and a double glazed window to the front aspect.

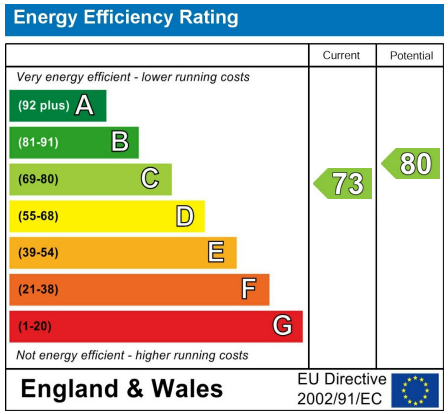
FAMILY BATHROOM
with a panelled bath, low level WC, vanity hand wash basin, walk-in double shower, heated towel rail, fully tiled walls, double glazed window to the side aspect.

OUTSIDE
The property is situated within a corner plot, the rear garden has recently been landscaped and is mainly laid to lawn with a timber shed and a greenhouse. Adjoining the property is a beautiful patio seating area, sleeper flower bed borders and areas laid to bark and shingle. Mature hedgerow borders creates a private and secluded feel.

To the front of the property is a hardstanding driveway with a shingled area and a paved pathway leads to the gated side access.

GARAGE
with an up and over door to the front, window to the side aspect.

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



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Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

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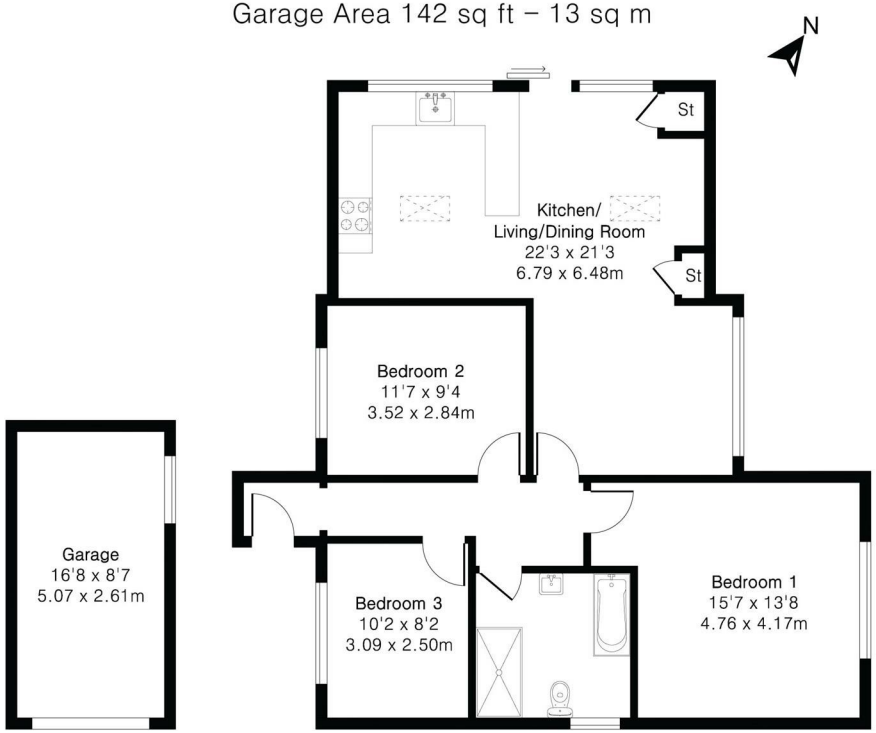
Approximate Gross Internal Area 945 sq ft - 88 sq m
(Excluding Garage)
Garage Area 142 sq ft – 13 sq m



Garage

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.

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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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