

Meynell Gardens, Newmarket, CB8 7ED

CHEFFINS

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4 2 2

Guide Price £595,000



- Detached Family Home
- 4 Bedrooms - 1 Ensuite
- 2 Reception Rooms
- Kitchen/Breakfast Room & Utility Room
- Potential to Extend (stp)
- Driveway & Large Double Garage
- Private Rear Garden
- NO CHAIN

A charming 4 bedroom executive home attractively situated within an exclusive cul-de-sac of just seven homes, in a sought after area of town. The property is offered with NO CHAIN and enjoys a private rear garden, a driveway providing off-road parking for multiple vehicles and a large double garage.









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
A generous hallway with entrance door, large storage cupboard, stairs leading to the first floor.

CLOAKROOM
with a low level WC, hand wash basin, window to the front aspect.

LIVING ROOM
A generous reception room with a feature brick fireplace with electric log effect fire, double doors open into the dining room, French doors leading to the outside terrace.

DINING ROOM
with a window overlooking the garden.

KITCHEN/BREAKFAST ROOM
Comprehensively fitted with a range of wall and base units with worktop over, 1.5 bowl sink inset, integrated appliances include a Bosch electric oven and grill, 4 ring electric hob with extractor hood over, under counter fridge and freezer, window overlooking the garden.

UTILITY ROOM
with further storage units, Butler style sink, space and plumbing for washing machine and tumble dryer, door to the side aspect and an integral door to garage.

FIRST FLOOR

LANDING
A spacious landing area with an airing cupboard housing the hot water cylinder, access to loft space, window to the front aspect.

BEDROOM 1
A large double bedroom with a range of fitted wardrobes and a window overlooking the rear garden.

ENSUITE SHOWER ROOM
Comprising a walk-in double shower cubicle, low level WC, pedestal sink unit, heated towel rail, tiled walls, window to the front aspect.

BEDROOM 2
A double bedroom with a range of built-in wardrobes and a window overlooking the rear garden.

BEDROOM 3
A further double bedroom with built-in wardrobes and a window overlooking the rear garden.

BEDROOM 4
with a window to the front aspect.

BATHROOM
Comprising a tiled bath with shower over, low level WC, vanity sink unit, radiator, tiled walls, window to the front aspect.

OUTSIDE
The front of the property is a front garden area laid to lawn with flowers and pathway, gravel driveway with mature chestnut tree, set behind a retaining brick wall.

To the rear the property enjoys a private rear garden with a paved dining terrace bordered by mature flower beds. The remainder of the garden is laid to lawn with a mature shrubbery and planting.

DOUBLE GARAGE
with electric up and over door, housing the boiler, overhead storage, window to the side aspect, integral door into utility room.

SALES AGENTS NOTES
Please note the property is not currently registered with HM Land Registry, this will be completed as part of the conveyancing process.

We are advised that maintenance of the shared cul-de-sac road is funded through contributions from the residents, which are made on an ad hoc basis, as and when maintenance or repair works are required.

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







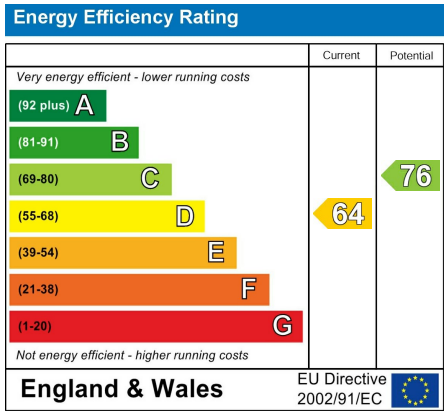








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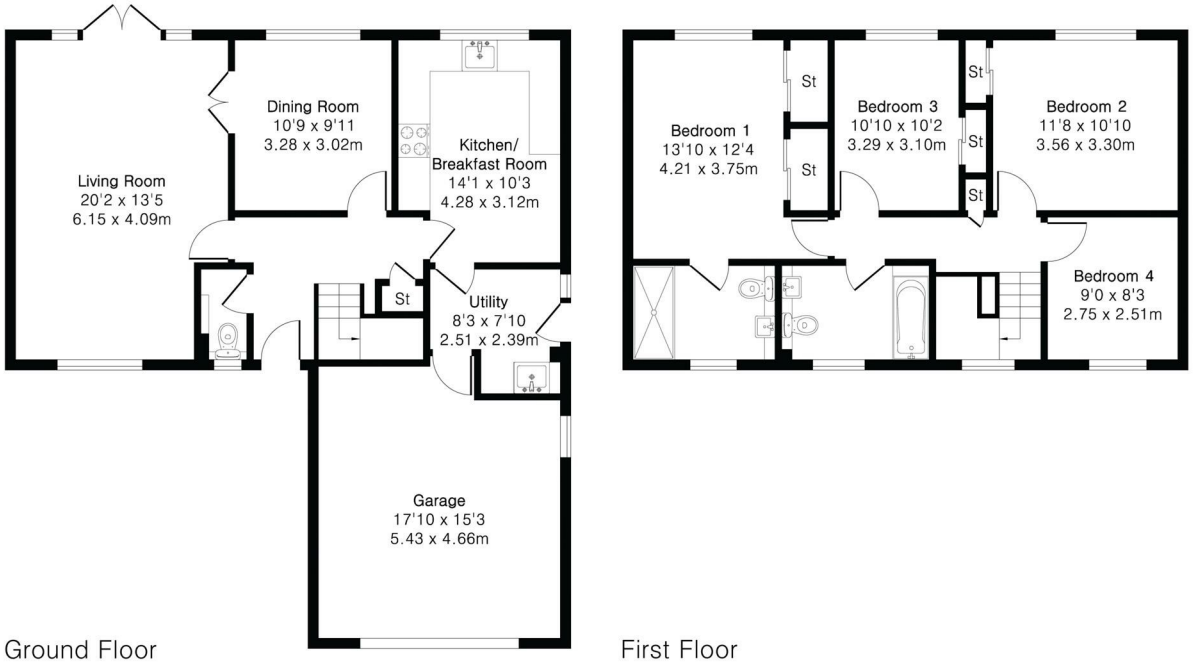
Guide Price £595,000
Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk



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Approximate Gross Internal Area 1397 sq ft - 130 sq m
(Excluding Garage)

Ground Floor Area 703 sq ft – 65 sq m
First Floor Area 694 sq ft – 65 sq m
Garage Area 253 sq ft – 23 sq m



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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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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