



Manderston Road, Newmarket, CB8 0NN

CHEFFINS

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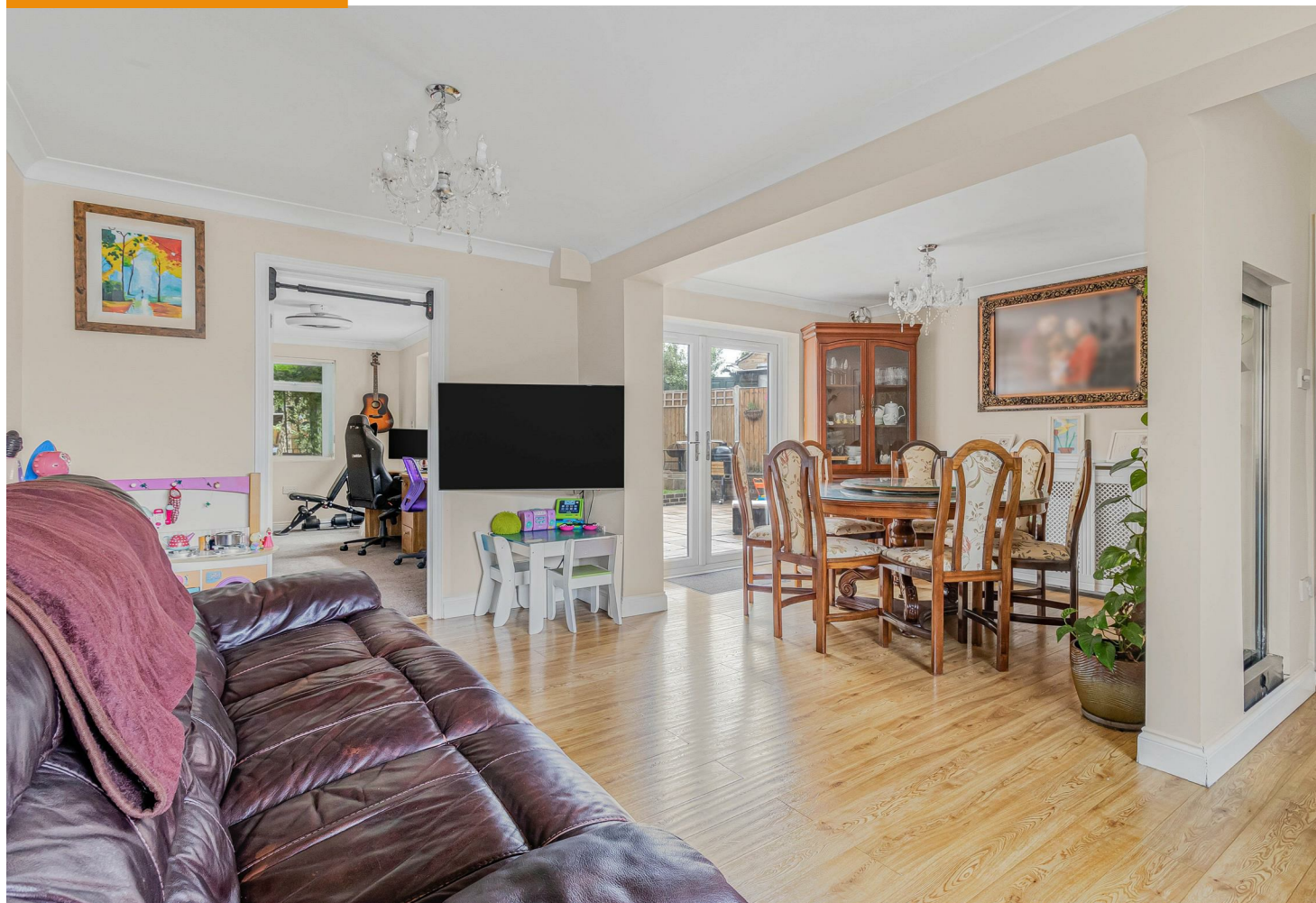
Newmarket,
CB8 0NN

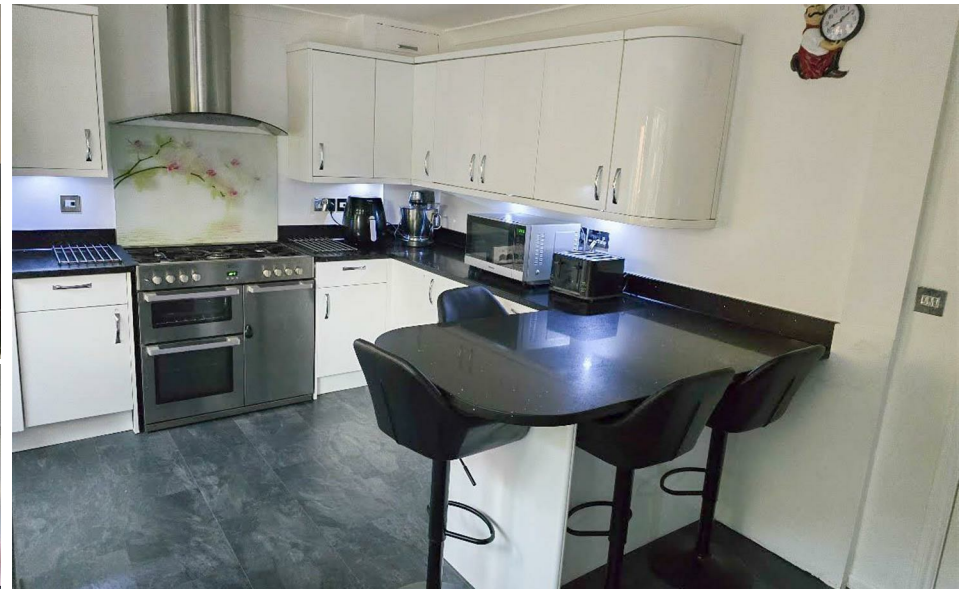
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Guide Price £450,000

- Semi-Detached Home
- 2 Reception Rooms
- Modern Kitchen/Breakfast Room
- 4 Bedrooms - 1 Ensuite
- Private Corner Plot Garden
- Driveway
- Automatic Irrigation System

A beautifully presented semi-detached family home set in a popular residential area ideally positioned within easy reach of the town centre. The spacious accommodation comprises a modern kitchen/breakfast room, 2 reception rooms with views over the rear garden, 4 bedrooms with 1 ensuite shower room and a family bathroom. The property benefits from a large corner plot garden with an automatic irrigation system and a driveway providing off-street parking for 4 cars. 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 a double glazed entrance door, laminate flooring, large storage cupboard with built in shelving, Smart thermostat control, stairs to the first floor, full length radiator.

CLOAKROOM

with a low level WC, wall mounted wash hand basin, heated towel rail, tiled splashbacks, double glazed window to the side aspect.

KITCHEN/BREAKFAST ROOM

A refitted kitchen comprising a range of matching wall and base units with granite work surfaces over, 1.5 bowl stainless steel sink with water softener tap, built-in Range style electric oven with 5 ring hob and extractor hood over, space and plumbing for appliances, breakfast bar, inset spotlights, 2 plinth heaters, double glazed door and window to the rear aspect.

LIVING/DINING ROOM

A good sized dual aspect room with a full length feature waterfall glass screen, laminate flooring, 3 radiators, under stairs storage cupboard, large double glazed window to the front aspect and French doors opening onto the rear patio area.

OFFICE/PLAY ROOM

A dual aspect room with windows to the rear and side aspects, radiator and a glazed door to the side aspect.

FIRST FLOOR

LANDING

with laminate flooring, large loft access with a pull down ladder (fully boarded with power and light), double glazed window to the front aspect.

BEDROOM 1

with 2 sets of fitted wardrobes, radiator, double glazed window to the rear aspect.

ENSUITE SHOWER ROOM

with a vanity wash hand basin, low level WC, shower cubicle with glass screen, fully tiled flooring and walls, heated chrome towel rail, ceiling light with fan.

BEDROOM 2

with a radiator, laminate flooring, Soundproof party wall, window to the rear aspect.

BEDROOM 3

with a radiator, laminate flooring, Soundproof party wall, window to the front aspect.

BEDROOM 4

with laminate flooring, radiator, window to the front aspect.

BATHROOM

with a vanity wash hand basin, low level WC, whirlpool bath with shower over, fully tiled flooring and walls, heated towel rail, inset spotlights and double glazed window to the rear aspect.

OUTSIDE

The property boasts a generous corner plot garden, predominantly tree lined offering a wealth of privacy. Immediately to the rear is a spacious Indian sandstone patio with an outside tap and power points, a step up leads to a well maintained lawn with a built-in irrigation sprinkler system. Additional features include an astro turf pergola area, mature flower and shrub borders, a pond with a waterfall feature, fruit trees, a large timber-built shed with power and light, side gated access, a vegetable patch, enclosed planters and a sizeable chicken run.

To the front, a tarmac driveway offers parking for up to 4 vehicles with an EV charging point, flower bed borders, exterior lighting, and CCTV.

SALES AGENTS NOTES

Please note the property has 16 leased solar panels for usage only (no storage) with A Shade Greener Limited.

Our vendors purchased additional garden land which is currently held on a separate Land Registry title.

Please note some of the photos featured in our listing have been provided by our vendor.

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





Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	80	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Guide Price £450,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

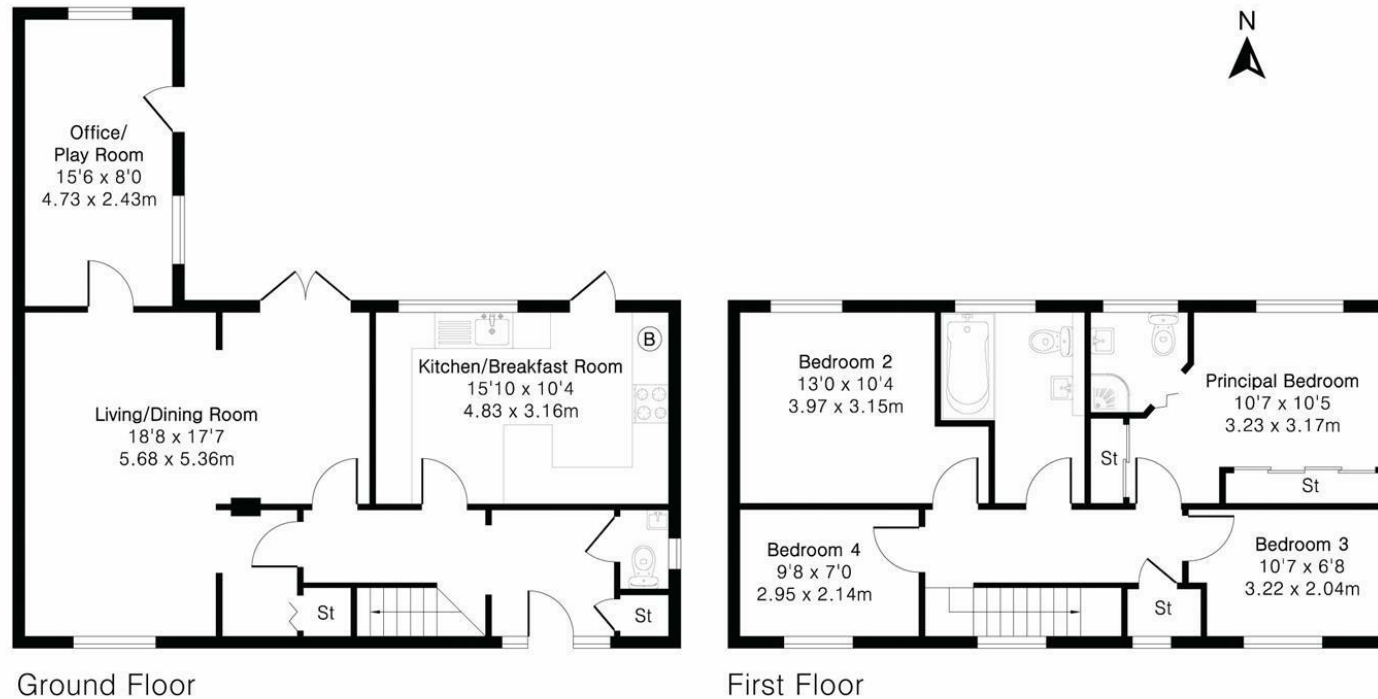




Approximate Gross Internal Area 1346 sq ft - 125 sq m

Ground Floor Area 736 sq ft – 68 sq m

First Floor Area 610 sq ft – 57 sq m



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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