Hallwyck Gardens, Newmarket, CB8 9JR

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Newmarket,
CB8 9JR

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Offers In Excess Of £500,000

- Detached Family Home
- 4 Bedrooms
- Modern Kitchen/Dining Room
- Utility Room
- Garden Office
- Enclosed Rear Garden
- Quiet Tucked Away Position
- Close to Train Station & Town Centre

A modern detached family home, quietly positioned close to Newmarket town centre and the racecourse. The property offers a stylish open plan kitchen/dining room, a dual aspect living room, utility room and a ground floor shower room. Upstairs, there are 4 bedrooms and a family bathroom. Additional features include a private enclosed rear garden with an outside office, an integral garage and driveway. 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 entrance door, stairs leading up to the first floor, under stairs storage cupboard, bespoke built-in storage, radiator, wooden herringbone style flooring.

LIVING ROOM
A fantastic dual aspect room with a large double glazed window to the front and patio doors opening onto the rear garden, radiator, wooden herringbone style flooring, inset spotlights.

SHOWER ROOM
with a low level WC, shower cubicle with glass screen, heated towel rail, inset spotlights, half tiled walls, tiled flooring, window to the side aspect.

KITCHEN/DINING ROOM
An open plan room with 2 windows overlooking the rear garden, range of wall and base units with work surfaces over, sink with mixer tap, built-in appliances including a Lamona microwave, Bosch electric oven, built-in fridge/freezer and dishwasher, 5 ring hob with extractor hood over, wooden herringbone style flooring, radiator, inset spotlights.

UTILITY ROOM
with base units, stainless steel sink, space and plumbing for washing machine, integral door into the garage, double glazed door to the rear aspect.

FIRST FLOOR

LANDING
with a window to the front aspect, loft access, storage cupboard.

BEDROOM 1
with a radiator, inset spotlights, double glazed window overlooking the rear.

BEDROOM 2
with a radiator, double glazed window overlooking the rear.

BEDROOM 3
with a radiator, double glazed window overlooking the rear.

BEDROOM 4
with a radiator, double glazed window to the front aspect.

BATHROOM
with a low level WC, pedestal wash hand basin, side panel bath with shower over, radiator, double glazed window to the front aspect.

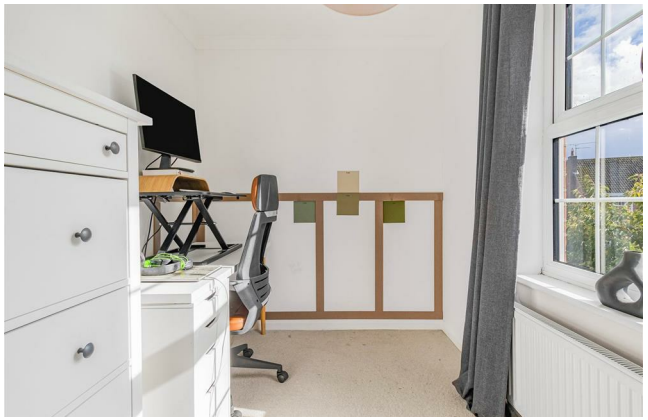
OUTSIDE
To the rear of the property is a large patio seating area with raised flower beds and steps leading up to a laid to lawn garden with trees and shrubs.

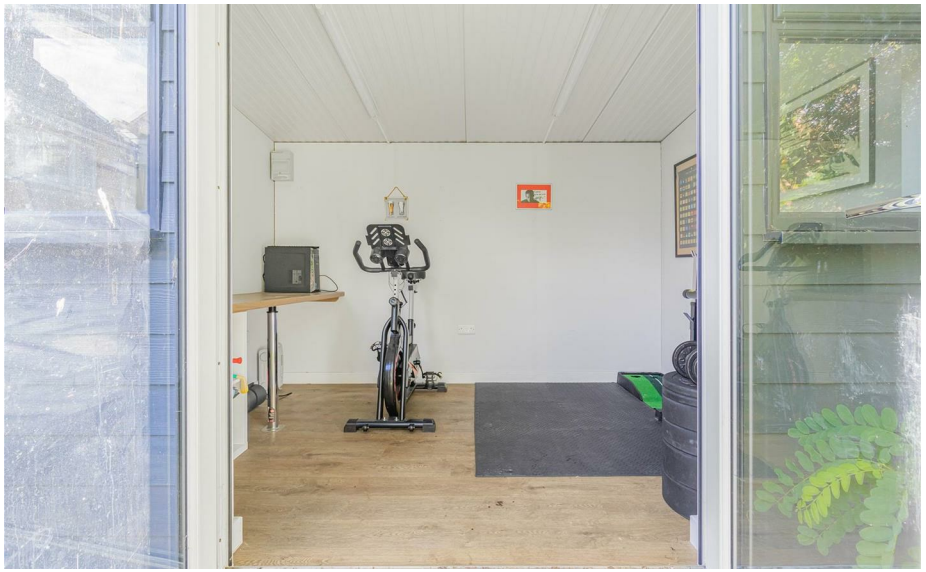
To the front of the property is a laid to lawn area with paved steps up to the front entrance door and a driveway leading to the garage and side gated access.

GARDEN OFFICE
with power and light, patio doors and 2 windows.

GARAGE
with up and over door, loft access, power and light.

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





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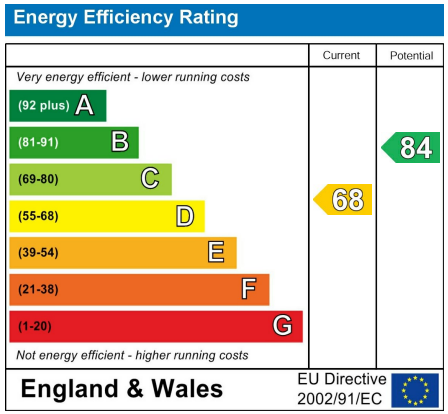

Offers In Excess Of £500,000
Tenure - Freehold
Council Tax Band - E
Local Authority - West Suffolk

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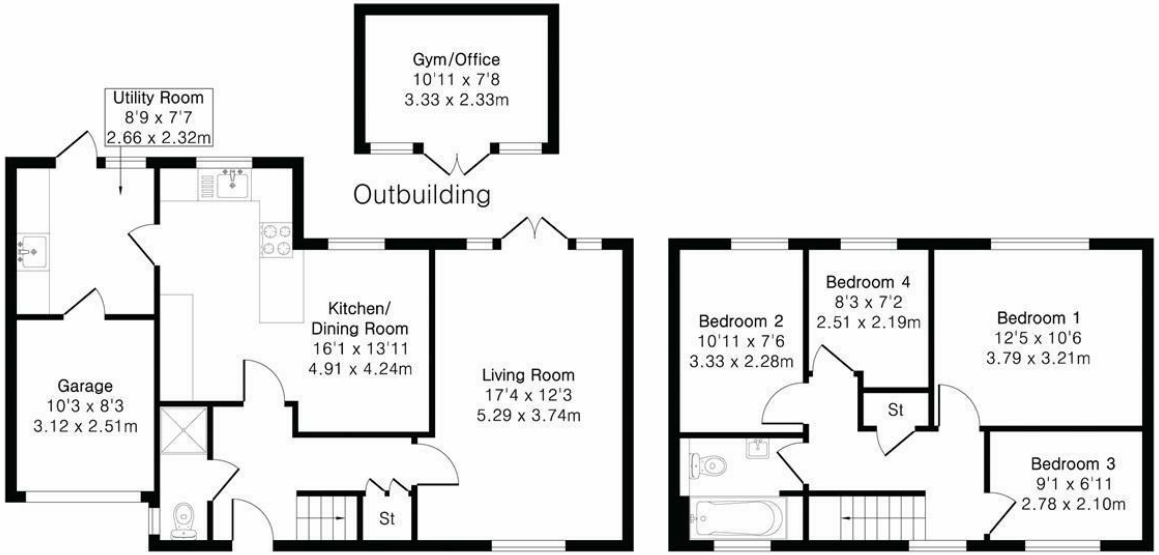
Approximate Gross Internal Area 1073 sq ft - 100 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 593 sq ft – 55 sq m
First Floor Area 480 sq ft – 45 sq m
Garage Area 84 sq ft – 8 sq m
Outbuilding Area 84 sq ft – 8 sq m



Ground Floor First Floor

PINK PLAN

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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