



Meadowlands 33A The Street
Newmarket, Cambridgeshire CB8 7LX
Guide Price £775,000

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A superb, modern and greatly improved detached family home delightfully set within this picturesque village, enjoying magnificent gardens around 1.5 acres with a river frontage and a useful range of outbuildings and stables.

Snailwell is a small village only a few miles from Newmarket and offers easy access to Ely, Cambridge and many of the regions principal traffic routes. Life in the village always seems to be enjoyed.

Meadowlands is an impressive home which has been fully updated and cleverly extended by the current owners. The property has also been tastefully decorated and finished to a high standard throughout with a comprehensive program of improvements.

The accommodation comprises of an entrance porch, entrance hall, study, living room, superb re-fitted kitchen/breakfast/family room, formal dining room, utility room, cloakroom, four good size bedrooms (with en-suite to the master) and a re-fitted family bathroom. Double glazed and gas heating. Also benefitting from a burglar alarm system and CCTV covering the entire property.

The outstanding landscaped gardens are a real feature of this property and extend to around 1.5 acres (subject to survey) and boast a river frontage. Currently split into three main areas, offering purchasers an appealing range of outbuildings including a substantial detached double cart lodge style garage, log shed, stables, timber built sheds, greenhouse and a sizeable log cabin/Summer house/home office.

Rarely available and viewing is highly recommended.

EPC (C)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Porch

With coat hanging space, access and door leading through to:

Entrance Hall

With staircase rising to the first floor, built in understairs cupboard, recessed lighting to the ceiling, radiator, access and door leading through to:

Living Room 12'7" x 19'5" (3.84m x 5.92m)

With tri-fold doors leading to the rear garden, feature fireplace to the side housing wood burning stove, TV aerial connection point, recessed lighting to the ceiling radiator.

Dining Room 11'6" x 14'0" (3.51m x 4.27m)

With window to the front aspect, radiator.

Family Room 11'6" x 11'2" (3.51m x 3.40m)

With Velux window to the ceiling, tiled flooring, underfloor heating, recessed lighting to the ceiling, leading through to:

Kitchen/Breakfast Room 11'6" x 21'8" (3.51m x 6.60m)

Re-fitted kitchen with a comprehensive range of contemporary eye level and base storage units providing ample storage complete with granite working top surfaces over, inset Butler sink unit with boiler tap over, space for range oven with extractor hood over, space for American style fridge/freezer, integrated dishwasher, ample room for dining table and chairs, two Velux window to the ceiling, tiled flooring, underfloor heating, recessed lighting to the ceiling, tri-fold doors leading to the rear garden, window to the side aspect, stable style door to the side aspect leading to covered passageway.

Utility 6'6" x 8'3" (1.98m x 2.51m)

Matching units with working top surfaces over, inset Butler sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, gas fired boiler, heated towel rail, window to the side aspect.

Study 6'5" x 8'5" (1.96m x 2.57m)

With window to the front aspect, built in storage cupboards, telephone connection point, radiator.

Cloakroom 6'6" x 3'3" (1.98m x 0.99m)

Comprising low level WC with concealed cistern, wash hand basin set in vanity unit, part panelled walls, tiled flooring, extractor, window with obscured glass to the side aspect.

First Floor Landing

With window to the side aspect, access to loft space, access and door leading through to:

Bedroom 1 11'3" x 18'1" (3.43m x 5.51m)

With window to the rear aspect, built in wardrobes, radiator, access and door leading through to:

En-Suite 8'2" x 3'11" (2.49m x 1.19m)

Re-fitted en-suite with suite comprising shower enclosure, wash hand basin set in vanity unit, low level WC with concealed cistern, tiled walls, heated towel rail, tiled flooring, recessed lighting to ceiling, extractor.

Bedroom 2 11'6" x 8'5" (3.51m x 2.57m)

With window to the rear aspect, built in wardrobe, radiator.

Bedroom 3 11'6" x 9'9" (3.51m x 2.97m)

With window to the front aspect, built in wardrobe, radiator.

Bedroom 4 10'4" x 8'5" (3.15m x 2.57m)

With window to the front aspect, built in wardrobes, radiator.

Bathroom

Re-fitted bathroom with suite comprising panel bath with mixer taps/shower attachment, shower enclosure, pedestal wash hand basin, low level WC with concealed cistern, tiled walls, tiled flooring, heated towel rail, recessed lighting to the ceiling, extractor, window with obscured glass to the side aspect.

Outside - Front

Enclosed frontage with gated access and bordered by dwarf brick wall and iron railings, gated access to part covered side passage, gravel driveway to the side with electric wooden gates leading to the rear of the property.

Outside - Rear

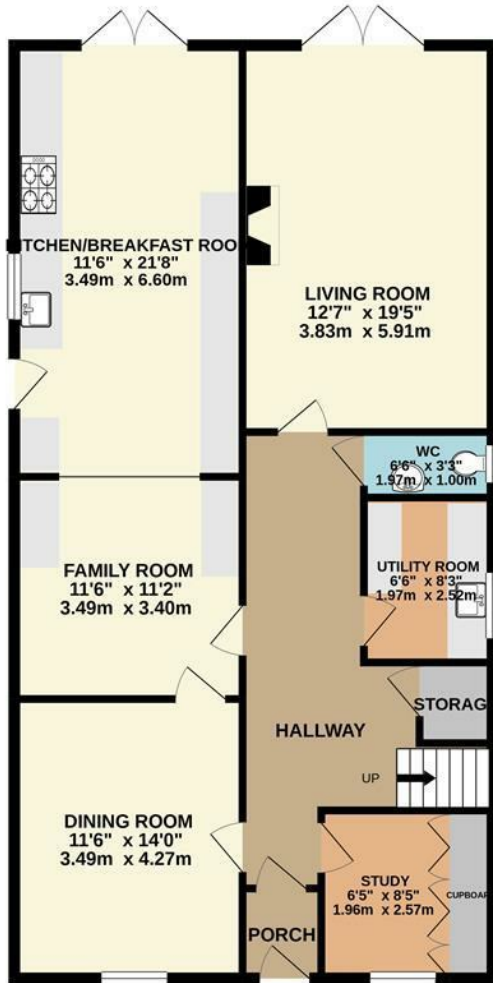
Sweeping gravel driveway providing ample parking, substantial detached double cart lodge style garage (measuring 8m x 6m) including storage facilities, roof storage, log shed with power and lighting connected. The formal garden provides a lovely mix of mature plants and trees with the remainder being laid to lawn with two timber built sheds, substantial paved patio area with steps up, gated access leading to section two. This area offers a paddock with detached stabling with power and lighting connected, greenhouse, fruit trees to both sides, extensive vegetable patch, fish pond, a selection of shrubs/plants and gated access leading to the last tier. With beautiful river frontage offering a unique and delightful setting with access to a sizeable log cabin/Summer house/home office (measuring 4m x 4m) with broadband, power and lighting connected.

Agents Note

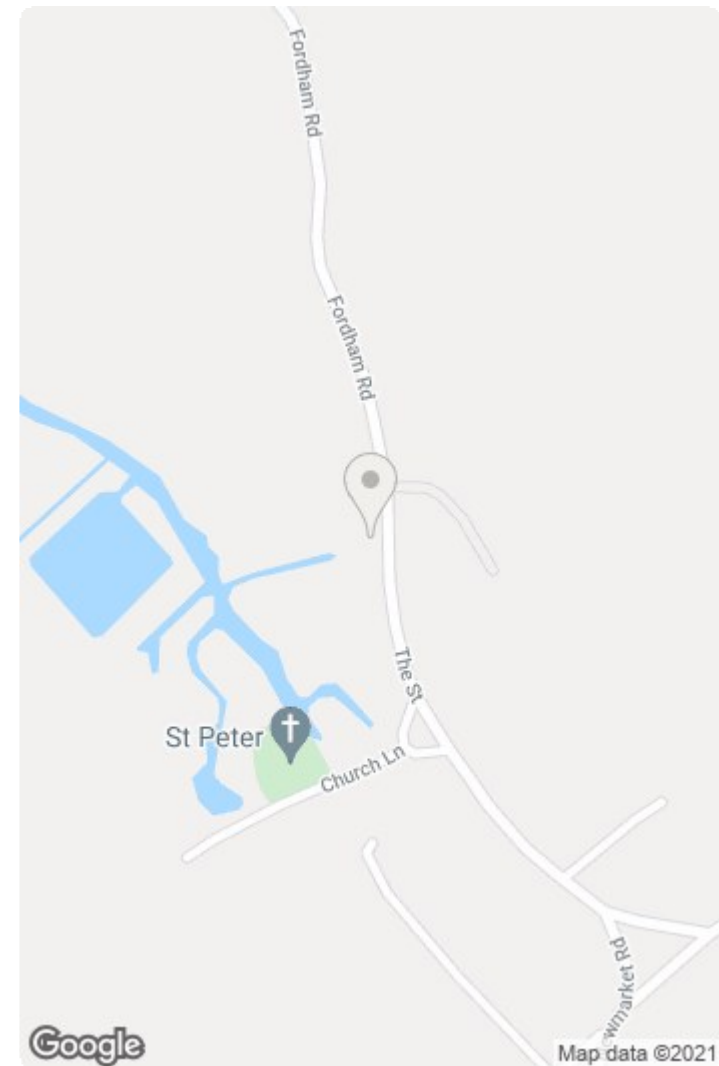
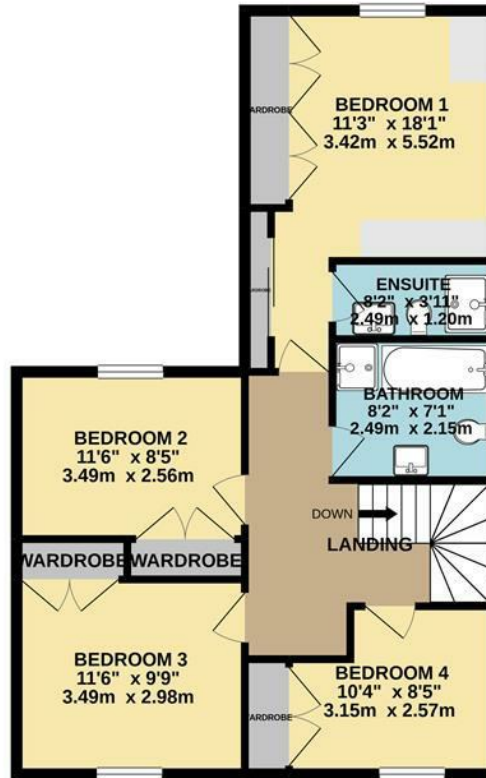
Planning permission approval has been granted to extend the property further and interested parties can contact Simon Morris for further information.



GROUND FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



33A THE STREET, SNAILWELL

TOTAL FLOOR AREA: 1830 sq.ft. (170.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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