



**22 Persimmon Walk**  
**Newmarket, Suffolk CB8 7BJ**  
**Guide Price £260,000**

## 22 Persimmon Walk, Newmarket, Suffolk CB8 7BJ

A modern terraced three double bedroom family home standing amidst a cluster of similar properties and standing on the edge of this popular residential development towards the outskirts of the Town Centre allowing for exceptional access to the A14 and Cambridge.

Offering particularly spacious rooms throughout, the property boasts accommodation to include an entrance hall leading to an inner hallway, cloakroom, living/dining room, kitchen/breakfast room, three double bedrooms and a first floor family bathroom.

Externally the property offers a fully enclosed, South/West facing and low maintenance rear garden with off road parking for at least two vehicles.

Available with no upward chain - early viewing is essential.

EPC (C)

### Accommodation Details

Glazed front door leading through to:

#### Entrance Hall

With door to cloakroom, door leading through to:

#### Inner Hall

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

#### Living Room 21'6" x 12'6" (6.55m x 3.81m)

With window to the rear aspect, French style doors leading to the rear garden, TV aerial connection point, radiator.

#### Kitchen/Breakfast Room 13'11" x 14'1" (4.24m x 4.29m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for electric oven, space for fridge/freezer, brand new washing machine, built

in storage cupboard, ample space for dining table and chairs, wall mounted gas fired boiler, TV aerial connection point, vinyl flooring, radiator, window to the front aspect.

#### Cloakroom 3'11" x 5'10" (1.19m x 1.78m)

Comprising low level WC and wash hand basin, extractor.

#### First Floor Landing

With access to loft space, airing cupboard, access and door leading through to:

#### Bedroom 1 13'4" x 10'11" (4.06m x 3.33m)

With window to the front aspect, built in wardrobe, TV aerial connection point, radiator.

#### Bedroom 2 13'4" x 12'6" (4.06m x 3.81m)

With window to the rear aspect, built in wardrobe, TV aerial connection point, radiator.

#### Bedroom 3 10'4" x 12'6" (3.15m x 3.81m)

With window to the rear aspect, built in cupboard, TV aerial connection point, radiator.

#### Bathroom 6'10" x 7'11" (2.08m x 2.41m)

With suite comprising panel bath with plumbed shower over, wash hand basin set in vanity unit and low level WC, part tiled walls, vinyl flooring, shaver point, radiator, extractor.

#### Outside - Front

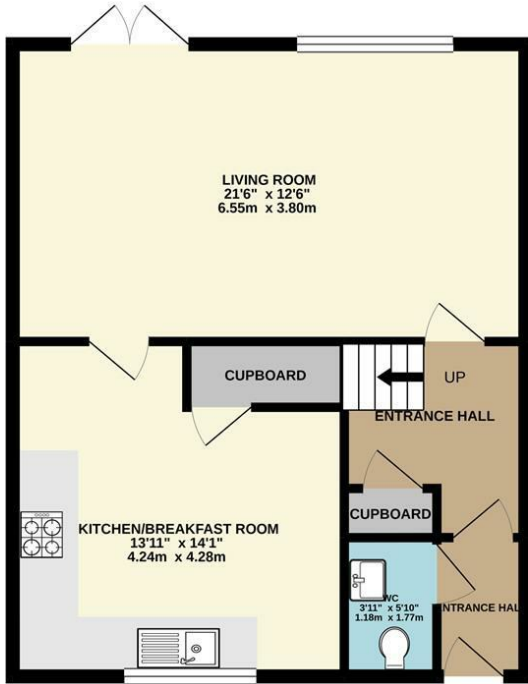
With long front garden laid to lawn with pathway leading to the front door.

#### Outside - Rear

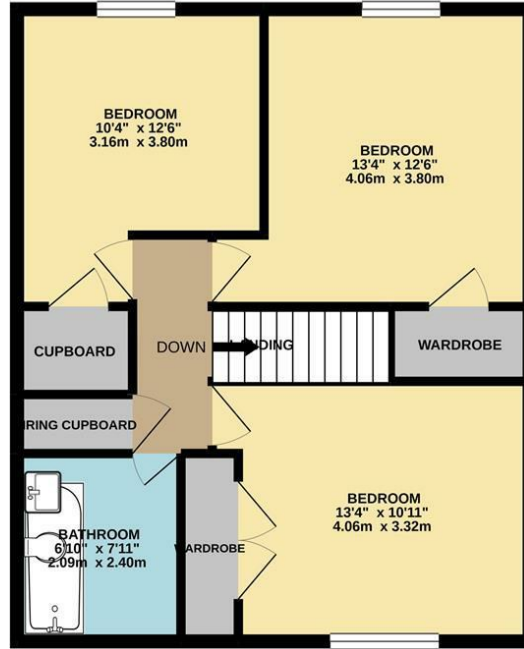
Fully enclosed low maintenance rear garden with a combination of paved and gravel areas, gated rear access leading to off road parking, outside lighting.



GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.

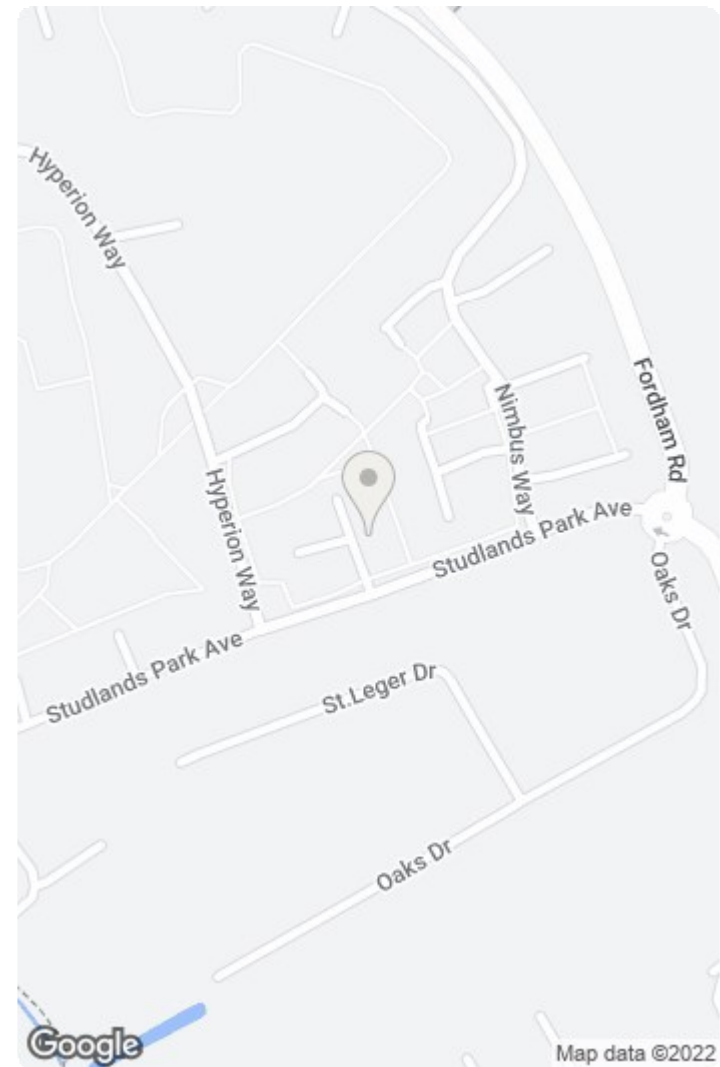


1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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