



**18 Derby Way**  
**Newmarket, Suffolk CB8 0DD**  
**Guide Price £370,000**



## 18 Derby Way, Newmarket, Suffolk CB8 0DD

A superb three bedroom family home positioned towards the end of a quiet cul-de-sac in this ever popular area of the town.

This well presented property offers accommodation comprising a living/dining room, kitchen, three bedrooms and bathroom with separate WC.

Complete with generous sized gardens to the front and rear, driveway parking and garage/workshop.

Early viewing is absolutely essential.

EPC (D)

### Accommodation Details

Porch with covered canopy and tiled floor, front door leading through to:

#### Entrance Hall

With staircase rising to the first floor, understairs storage cupboard, former boiler cupboard now used for additional storage, tiled flooring, radiator, access and door leading through to:

#### Living/Dining Room 22'7" x 12'0" (6.88m x 3.66m)

With windows to the front and rear aspects, feature fireplace to the side housing gas fire, TV aerial connection point, radiator.

#### Kitchen 10'0" x 9'4" (3.05m x 2.84m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with hot and cold taps over, part tiled walls, space for cooker, space and plumbing for washing machine, space and plumbing for dishwasher, parquet flooring, built-in larder cupboard with shelving, window to the rear aspect, TV aerial connection point, radiator,

door to the side of the property and covered canopy porch leading to pedestrian door with access to the garage.

#### First Floor Landing

With access to loft space, airing cupboard housing Potterton combi-boiler, window to the side aspect, access and door leading through to:

#### Bedroom 1 14'2" x 12'0" (4.32m x 3.66m)

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

#### Bedroom 2 14'2" x 10'6" (4.32m x 3.20m)

With window to the rear aspect, built-in twin double wardrobes with central fixed shelving, TV aerial connection point, radiator.

#### Bedroom 3 8'2" x 7'9" (2.49m x 2.36m)

With window to the front aspect, built-in cupboard, radiator.

#### Bathroom

Suite comprising panel bath with shower over and glass shower screen,

and pedestal wash hand basin, tiled walls, radiator, obscured window to the rear aspect.

#### WC

Separate low level WC, window to the side aspect.

#### Outside - Front

Front garden predominantly laid to lawn with a variety of plants/shrubs, driveway leading to:

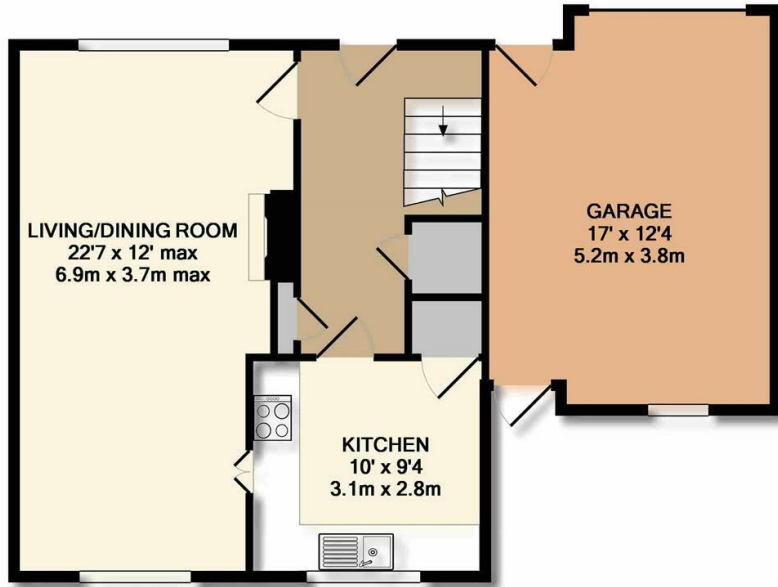
#### Garage 17'0" x 12'5" (5.2 x 3.8)

With up and over style door, pedestrian doors to the front and rear aspects, window to the rear aspect, power and lighting.

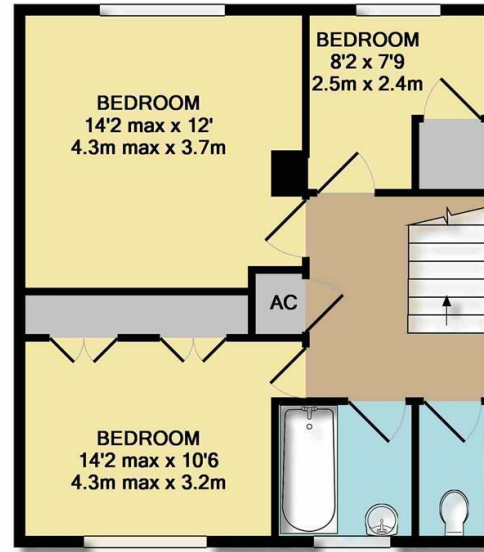
#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with a variety of plants/shrubs, paved patio area, timber-built shed, gated side access, outside tap.



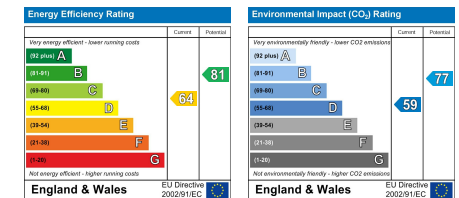
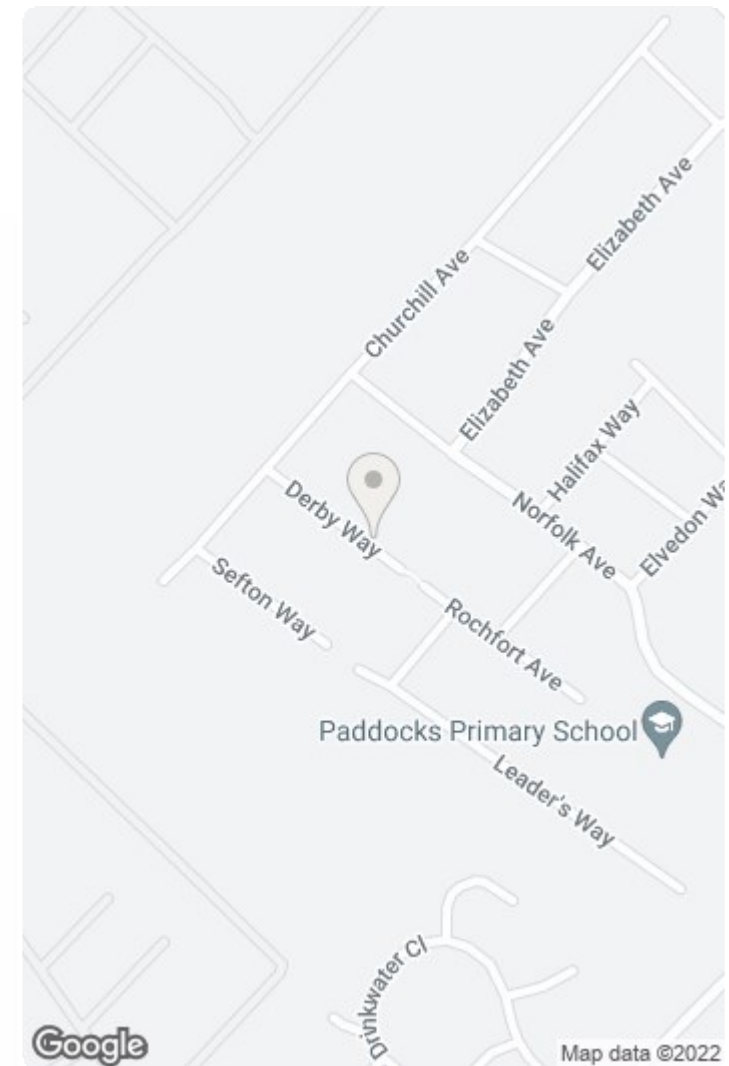


GROUND FLOOR



1ST FLOOR

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