



40 Crockfords Road
Newmarket, Suffolk CB8 9BG
Offers In Excess Of £260,000

40 Crockfords Road, Newmarket, Suffolk CB8 9BG

A stylishly presented modern family home set within one of Newmarkets' some desirable roads and enjoying attractive gardens and garage facilities.

Recently updated and improved by the current owners, this property offers accommodation to include an entrance porch, living room, superb and fully re-fitted kitchen/breakfast room, garden room/conservatory, two generous size bedrooms and a family bathroom.

Externally benefitting from a fully enclosed rear garden and garage en bloc.

Superb first time purchase and viewing is highly recommended.

EPC (D)

Accommodation Details

Part glazed door leading through to:

Entrance Porch

With access and door leading through to:

Sitting Room 13'10" x 16'3" (4.22m x 4.95m)

With window to the front aspect, engineered wood flooring, staircase rising to the first floor, TV aerial connection point, radiator, access and door leading through to:

Kitchen/Breakfast Room 13'10" x 10'3" (4.22m x 3.12m)

Re-fitted kitchen with a range of eye level and base storage units with working top surfaces over, inset butler style sink unit with mixer tap over, built in oven, separate hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, breakfast bar,

built in cupboard, wood effect flooring, radiator, picture windows to the conservatory/garden room, glazed door leading through to:

Conservatory/Garden Room 13'10" x 8'2" (4.22m x 2.49m)

With tiled flooring, power and lighting, wall mounted electric heater, sliding patio door leading to the rear garden.

First Floor Landing

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

Bedroom 1 13'10" x 12'1" (4.22m x 3.68m)

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

Bedroom 2 10'4" x 7'6" (3.15m x 2.29m)

With window to the rear aspect, radiator.

Bathroom

Re-fitted bathroom with suite

comprising panel bath with mixer taps/shower attachment, shower cubicle, wash hand basin and low level WC, tiled walls, tile effect flooring, radiator, window with obscured glass to the rear aspect.

Outside - Front

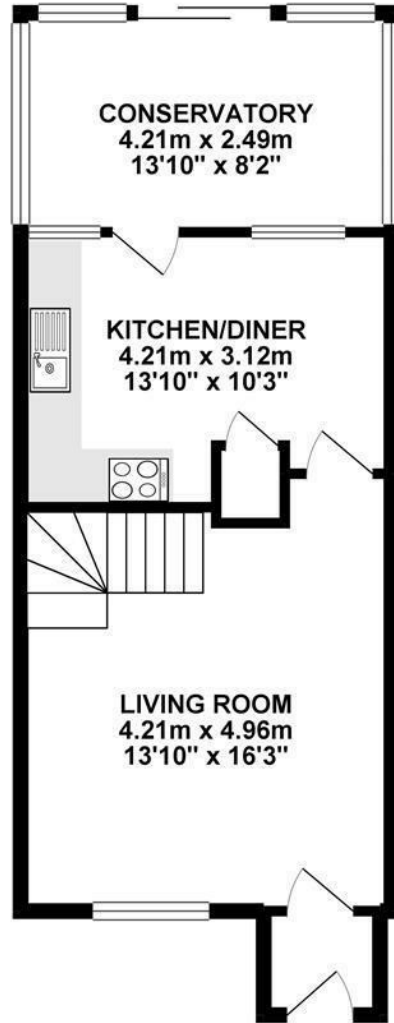
Front garden laid to stone with pathway leading to the front door.

Outside - Rear

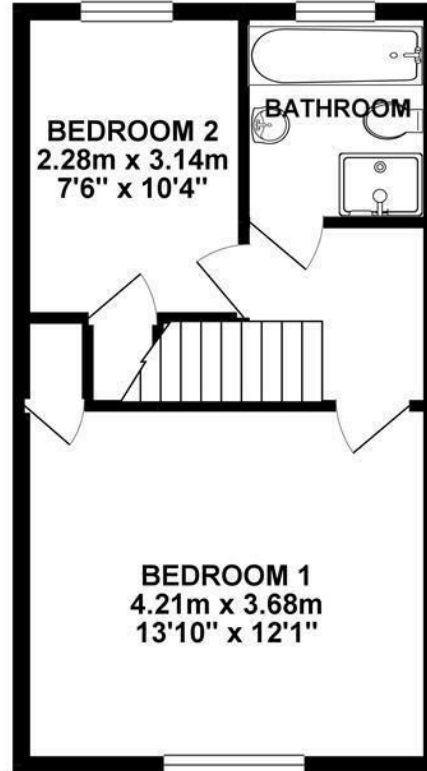
Fully enclosed rear garden predominantly laid to lawn, paved patio area, timber built shed, gated rear access leading to garage en bloc.



GROUND FLOOR 44.44 sq. m.
(478.35 sq. ft.)

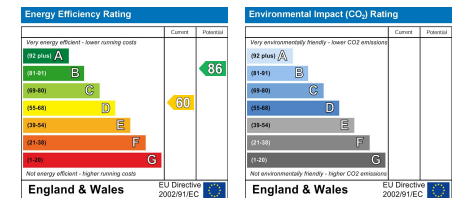
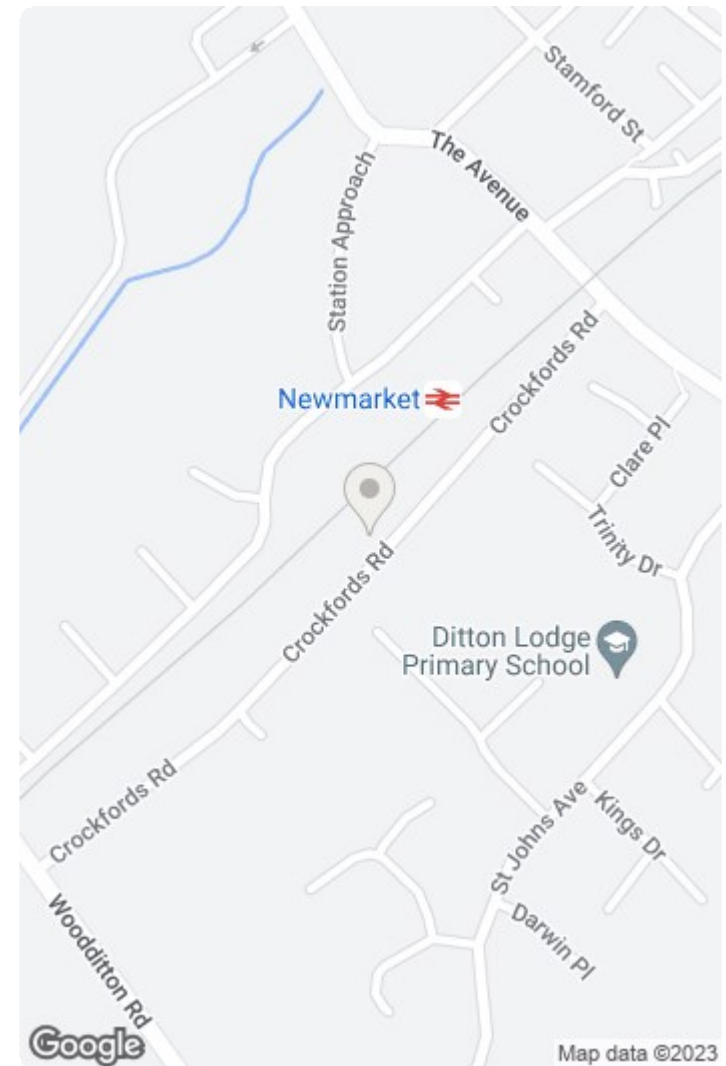


1ST FLOOR 32.50 sq. m.
(349.84 sq. ft.)



TOTAL FLOOR AREA : 76.94 sq. m. (828.19 sq. ft.) 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.
Made with Metropix ©2019



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





