



**23 Valley Way**  
**Newmarket, Suffolk CB8 0QH**  
**Guide Price £265,000**

## 23 Valley Way, Newmarket, Suffolk CB8 0QH

An established and improved end of terrace family home set within this popular area and within close proximity of local amenities.

The property offers accommodation to include an entrance hall, a sitting room with multi-fuel burner open plan through to a dining area, in turn open through to a re-fitted kitchen, open to a large conservatory, utility room, shower room, two bedrooms and a re-fitted first floor bathroom.

Externally the property boasts a fully enclosed rear garden with gated side access and an unfinished workshop and is complete with an ample frontage allowing for off road parking.

Viewing is essential.

EPC (D)

### Accommodation Details

Front door with storm canopy leading through to:

#### Entrance Hall

With staircase rising to the first floor, windows to the front and side aspects, useful understairs recess, tiled flooring, radiator, access and door leading through to:

#### Sitting Room 12'5" x 11'0" (3.78m x 3.35m)

With window to the front aspect, fireplace to the side housing wood fuel burning stove, wood effect flooring, TV aerial connection point, radiator, opening leading through to:

#### Kitchen 17'1" x 10'6" (5.21m x 3.20m)

Fitted with a range of base storage units with working top surfaces over, space for oven,

integrated hob, inset sink unit with mixer tap over, wood effect flooring, radiator, opening leading through to:

#### Conservatory 16'6" x 8'8" (5.03m x 2.64m)

With tiled flooring, French style doors leading to the rear garden.

#### Utility Room 14'11" x 7'7" (4.55m x 2.31m)

Fitted with a range of base storage units with wood effect working top surfaces over, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, wood effect flooring, window to the front aspect.

#### Shower Room 7'7" x 5'0" (2.31m x 1.52m)

Fully tiled wet room comprising electric shower, wash hand basin and low level WC, tiled flooring, window with obscured glass to the side aspect.

#### First Floor Landing

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

#### Bedroom 1 13'1" x 10'1" (3.99m x 3.07m)

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

#### Bedroom 2 9'6" x 9'4" (2.90m x 2.84m)

With window to the rear aspect, radiator.

#### Bathroom 7'6" x 5'9" (2.29m x 1.75m)

With suite comprising panel bath with mixer taps/shower attachment, wash hand basin set in vanity unit and low level WC, part tiled walls, tiled flooring, heated towel rail, window with obscured glass to the rear aspect.

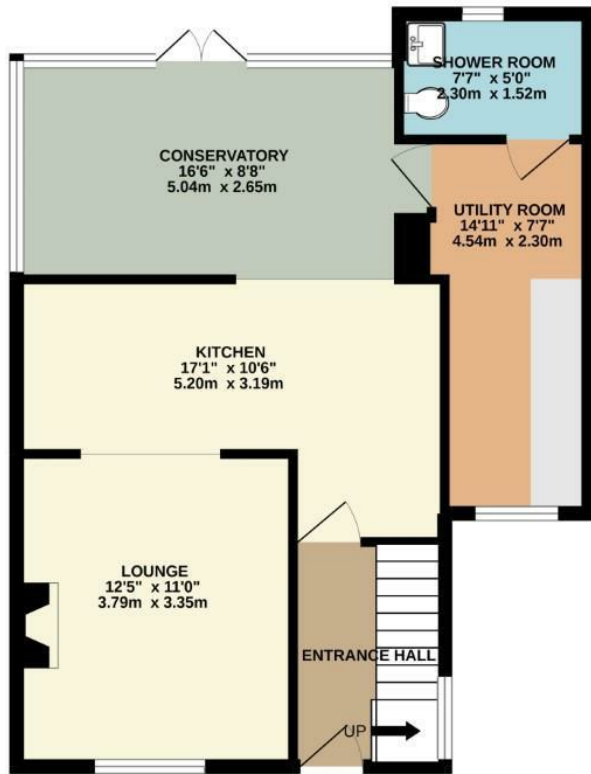
#### Outside - Front

Good size front garden laid to lawn bordered by mature shrubs to one side, off road parking to the side.

#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with beds containing a variety of plants/shrubs, paved patio/seating area with timber pergola over, greenhouse, workshop to the rear, outside lighting and gated side access.

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.

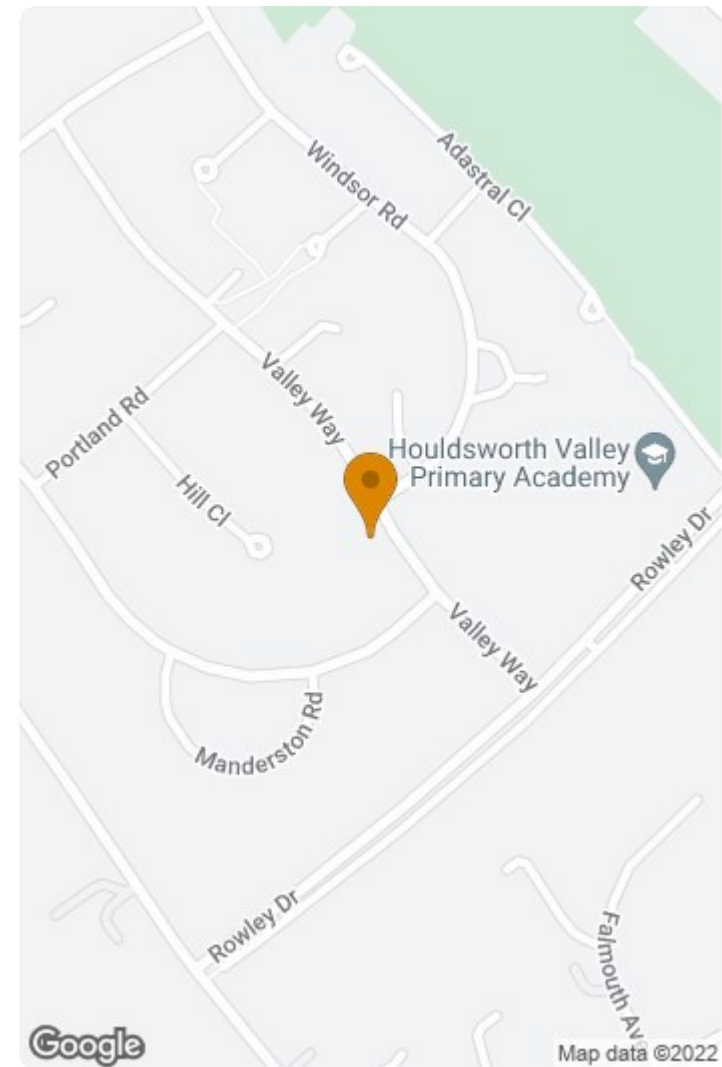


1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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		64	71
	EU Directive 2002/91/EC		

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			
	EU Directive 2002/91/EC		

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