



5 Howard De Walden Way
Newmarket, CB8 0LY
Guide Price £245,000

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A modern and smartly presented semi-detached home set in this popular development.

This property offers surprisingly spacious rooms with accommodation comprising an entrance hall, sitting/dining room, kitchen, cloakroom, two bedrooms with fitted wardrobes and a family bathroom.

Complete with parking for two vehicles at the front and a fully enclosed, low maintenance rear garden.

Offering superb value for money making viewing essential.

EPC (C)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

With staircase rising to the first floor, built in storage cupboard, wood effect flooring, radiator, glazed door leading through to:

Sitting/Dining Room 15'10" x 14'1" (4.83m x 4.29m)

Dual aspect room with window to the side aspect and French style doors leading to the rear garden, wood effect flooring, ample room for dining table and chairs, TV aerial connection point, radiator.

Kitchen 12'4" x 6'7" (3.76m x 2.01m)

Fitted with a range of eye level and base storage units with granite effect working top surfaces over, space for cooker with extractor hood over, space for fridge/freezer, space and plumbing for washing machine,

space and plumbing for dishwasher, inset sink unit with mixer tap over, wood effect flooring, radiator, windows to the front and side aspects.

Cloakroom

Comprising low level WC and corner wash hand basin, wood effect flooring, radiator, window with obscured glass to the front aspect.

First Floor Landing

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

Bedroom 1 14'1" x 11'2" max (4.29m x 3.40m max)

With window to the rear aspect, built in wardrobes with sliding mirrored doors, radiator.

Bedroom 2 13'11" x 9'4" (4.24m x 2.84m)

With two windows to the front aspect, wardrobe with sliding mirrored doors, radiator.

Bathroom

With suite comprising panel bath with shower over and glass screen, pedestal wash hand basin and low level WC, part tiled walls, wood effect flooring, radiator, window with obscured glass to the side aspect.

Outside - Front

Front garden laid to lawn with slate chipping beds, parking for two vehicles to the side, gated access to the rear garden.

Outside - Rear

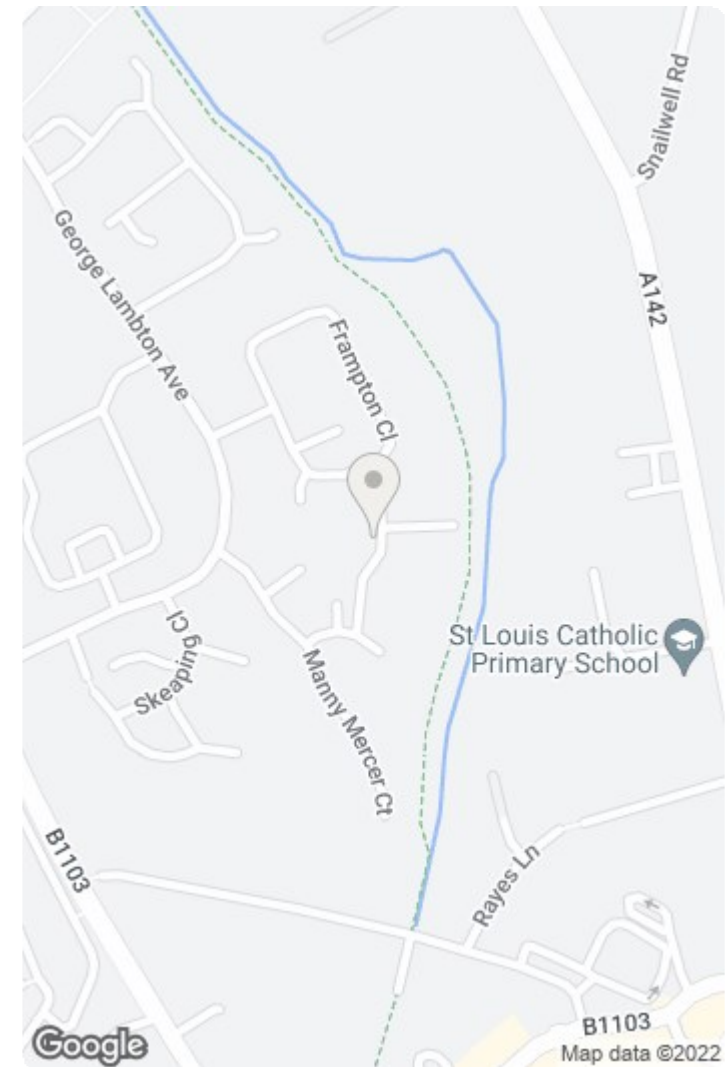
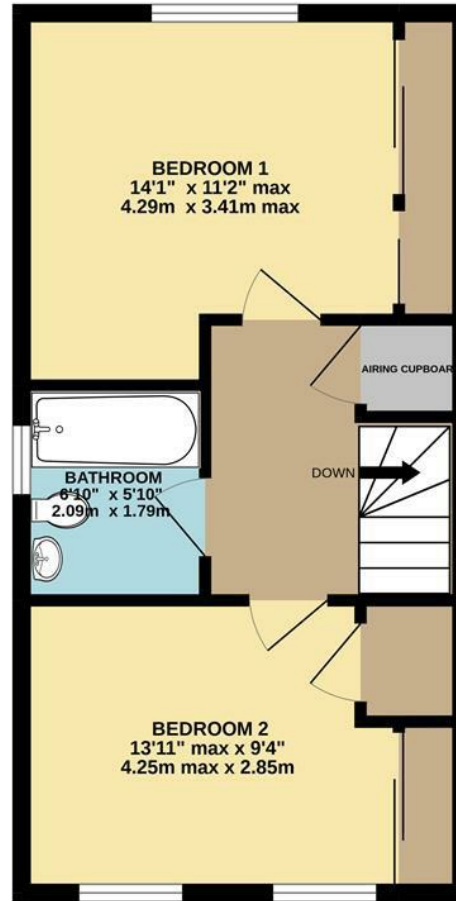
Fully enclosed rear garden predominantly laid to lawn with borders containing a variety of plants/shrubs, paved patio/seating area, timber built shed, outside lighting.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

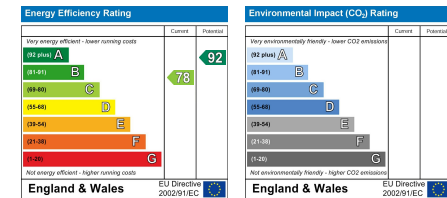


1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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