



**40 Barry Lynham Drive**  
**Newmarket, Cambridgeshire CB8 8YT**  
**Guide Price £315,000**



## 40 Barry Lynham Drive, Newmarket, Cambridgeshire CB8 8YT

A modern and detached bungalow, positioned on a corner plot, set within this popular development and offered for sale with the distinct advantage of no onward chain.

Enjoying accommodation to include an entrance hall, sitting/dining room, kitchen, three bedrooms and a bathroom. Benefiting from gas fired central heating and double glazing.

Externally the property offers off road parking and a charming, fully enclosed garden.

Viewing is highly recommended.

EPC (D)

### Accommodation Details

Part glazed front door with storm porch leading through to:

#### Entrance Hallway

With built in storage cupboard, airing cupboard, radiator, access and door leading through to:

#### Sitting/Dining Room 15'11" x 13'6" (4.85m x 4.11m)

With windows to the rear aspect, glazed door leading to the rear garden, TV aerial connection point, radiator, door leading through to kitchen and door leading through to:

#### Kitchen 9'1" x 8'4" (2.77m x 2.54m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate four ring gas hob with extractor hood over, space for fridge, space and plumbing for washing machine, space and plumbing for

dishwasher, inset sink unit with taps over, extractor, tile effect flooring, radiator, window to the rear aspect, opening leading through to:

#### Utility Room 8'4" x 3'6" (2.54m x 1.07m)

With tile effect flooring.

#### Bedroom 1 11'8" x 8'9" (3.56m x 2.67m)

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

#### Bedroom 2 12'1" x 8'4" (3.68m x 2.54m)

Currently used as a dining room with window to the front aspect, radiator.

#### Bedroom 3 10'7" x 6'7" (3.23m x 2.01m)

With window to the rear aspect, radiator.

#### Bathroom 7'2" x 6'0" (2.18m x 1.83m)

With suite comprising panel bath

with shower over and decorative glass screen, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, radiator, window to the side aspect.

#### Outside - Front

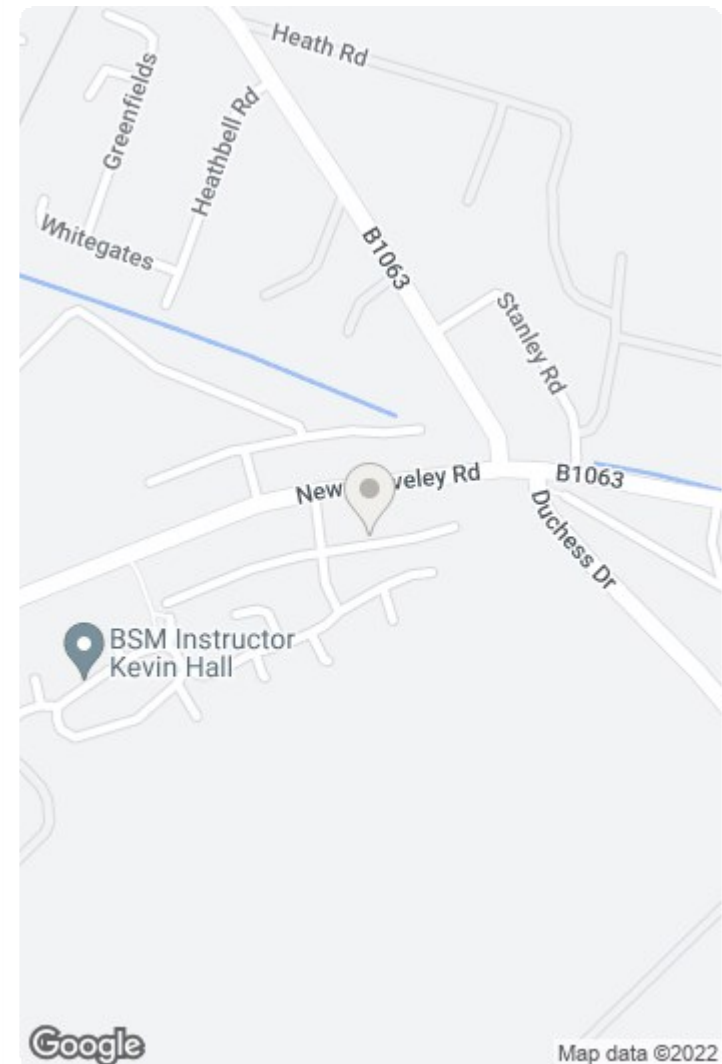
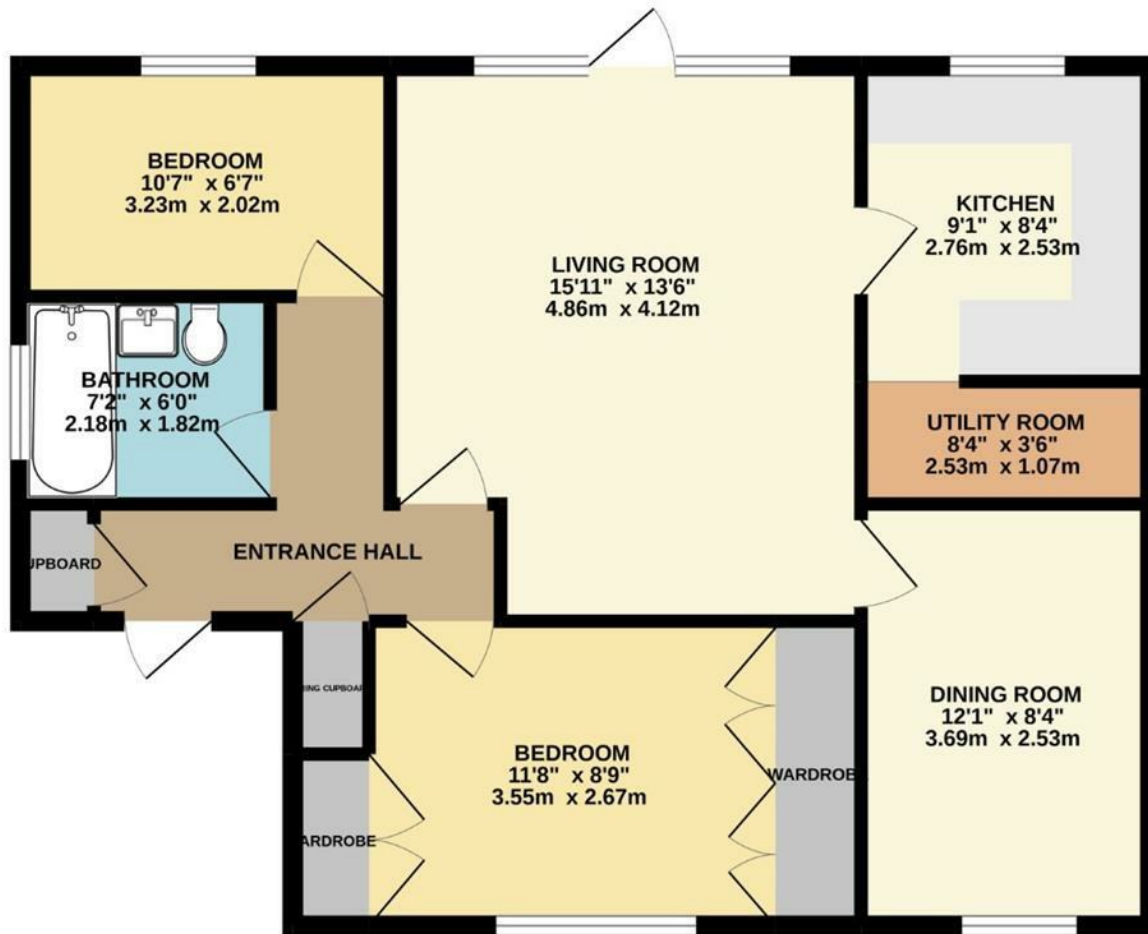
With wrap around gardens bordered by mature hedging, off road parking, gated access to rear garden.

#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, paved patio/seating area, timber built Summerhouse, large timber build shed, awning, outside lighting.

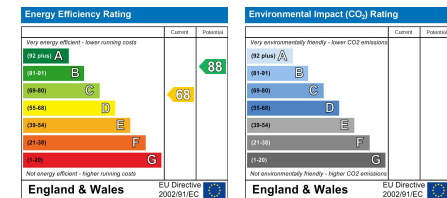


**GROUND FLOOR**  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.

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