



51 Weston Way
Newmarket, Suffolk CB8 7SB
Guide Price £220,000

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A superb opportunity to purchase a modern end of terrace home set within an established development and positioned in this popular residential area.

This well presented property offers good size rooms throughout enjoying accommodation to include a lounge/dining room with feature spiral staircase, kitchen, conservatory, two bedrooms and a re-fitted bathroom.

Externally the property offers a gravelled frontage and fully enclosed, low maintenance rear garden with nearby residents parking.

Offered for sale with the distinct advantage of no onward chain making viewing essential.

EPC (D)

Accommodation Details

Front door with storm canopy leading through to:

Lounge/Diner 15'6" x 12'5" (4.72m x 3.78m)

With window to the front aspect, spiral staircase rising to the first floor, fireplace to the side housing gas fire, ample room for dining table and chairs, radiator, access and door leading through to:

Kitchen 7'4" x 12'5" (2.24m x 3.78m)

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/freezer, space and plumbing for washing machine, tiled splashbacks, inset sink unit with mixer tap over, tiled flooring. radiator, picture window to the conservatory, part glazed door leading through to:

Conservatory 6'9" x 10'0" (2.06m x 3.05m)

With windows to the rear and side aspects, part glazed door leading to the rear garden, tiled flooring.

First Floor Landing

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

Bedroom 1 8'2" x 12'6" (2.49m x 3.81m)

With window to the front aspect, radiator.

Bedroom 2 7'4" x 12'6" (2.24m x 3.81m)

With window to the rear aspect, airing cupboard, radiator.

Bathroom 6'11" x 4'11" (2.11m x 1.50m)

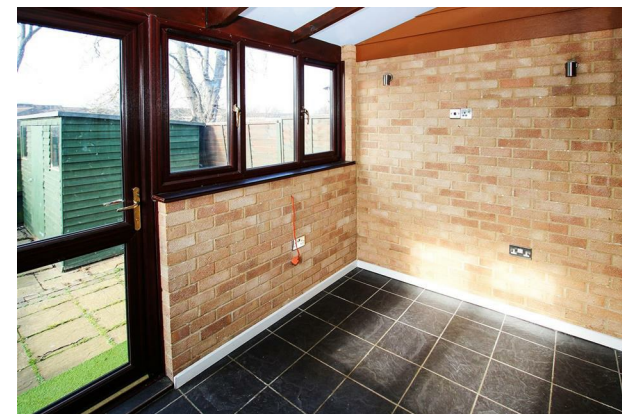
With suite comprising panel bath with shower over and decorative glass screen, pedestal wash hand basin and low level WC, tiled walls, tiled flooring, chrome heated towel rail, window with obscured glass to the side aspect.

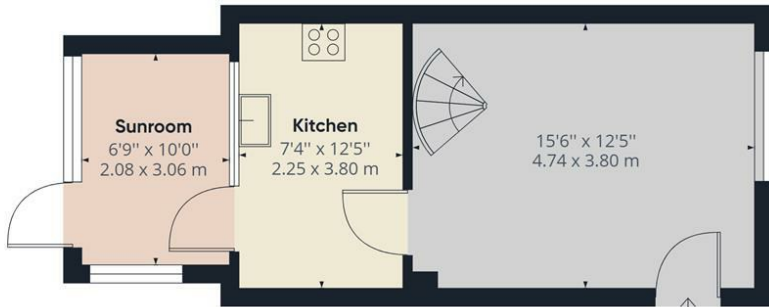
Outside - Front

With gravel frontage, brick built storage by front door, gated access to rear garden.

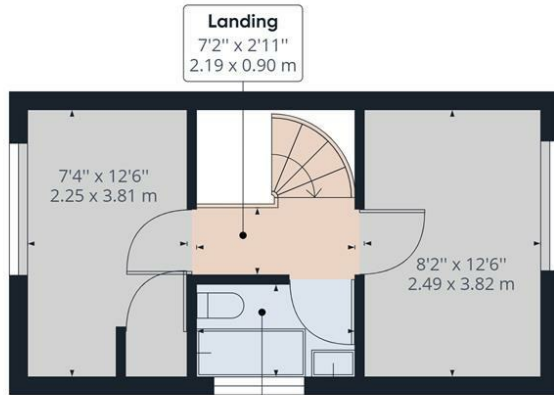
Outside - Rear

Fully enclosed, part walled rear paved garden with timber built shed.





Ground Floor Building 1



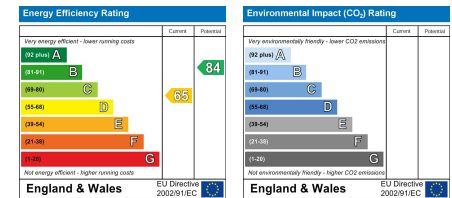
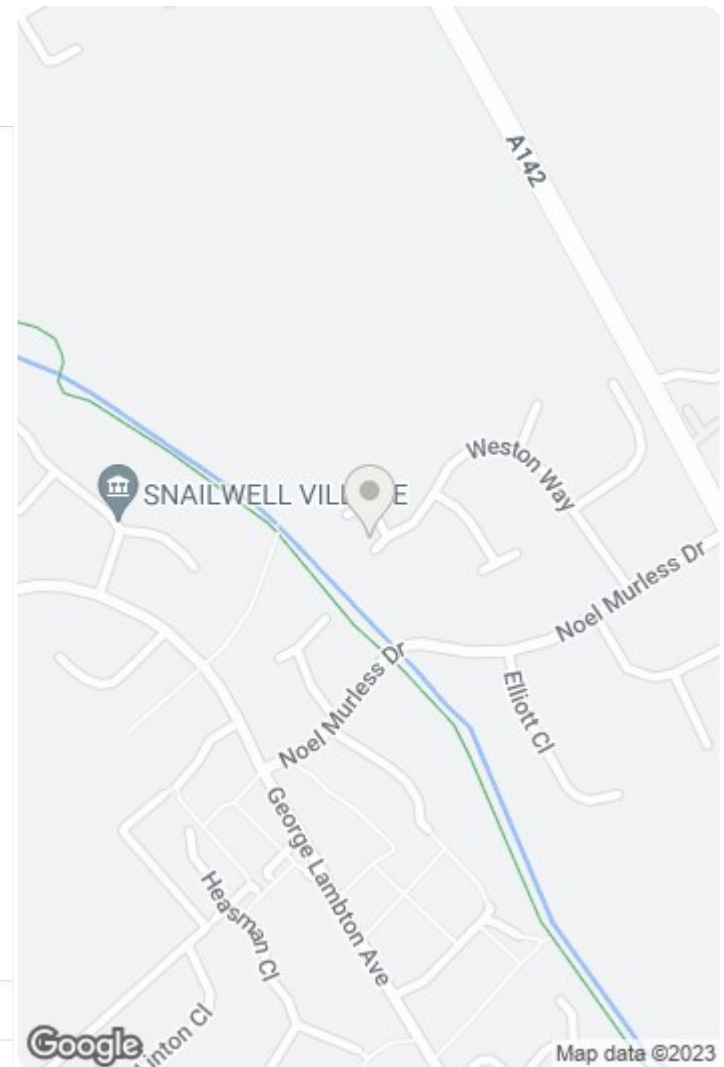
Floor 1 Building 1

Approximate total area⁽¹⁾
 619.63 ft²
 57.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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