



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

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Tucked away in the heart of this well-regarded and popular development on the South side of the town centre, and positioned towards the end of no through road, an opportunity to purchase a most improved and updated semi-detached family home.

Superbly and tastefully decorated throughout, the property has recently undergone a range of updates by the current owners and offers accommodation to include an entrance hall, cloakroom, a beautiful re-fitted kitchen, living/dining room, three bedrooms and a first floor family bathroom.

Complete with off road parking, garage and a stunning, fully enclosed and landscaped rear garden.

Early viewing is absolutely essential.

EPC (D)

Accommodation Details

Part glazed front door with storm porch leading through to:

Entrance Hall

With wood effect flooring, built in storage cupboard, radiator, access and door leading through to:

Living/Dining Room 15'10" x 14'3" (4.83m x 4.34m)

With window to the rear aspect, French style doors leading to the rear garden, staircase rising to the first floor, wood effect flooring, feature fireplace to the side, ample space for dining table and chairs, TV aerial connection point, radiator.

Kitchen 10'2" x 8'4" (3.10m x 2.54m)

Fitted with a quality range of eye level and base storage units with working top surfaces over, space for cooker, space and plumbing for dishwasher, space and plumbing for washing machine, space for

fridge/freezer, space for dining table and chairs, inset sink unit with mixer tap over, tiled effect flooring, radiator, window to the front aspect.

Cloakroom

Comprising low level WC and wash hand basin, radiator, extractor.

First Floor Landing

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

Bedroom 1 11'9" x 8'3" (3.58m x 2.51m)

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

Bedroom 2 10'11" x 8'3" (3.33m x 2.51m)

With window to the rear aspect, radiator.

Bedroom 3 7'10" x 7'7" (2.39m x 2.31m)

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

Bathroom

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

Outside - Front

Front garden predominantly laid to lawn with paved pathway and steps leading to the front door, built in storage cupboard, driveway with access to:

Garage

Single garage with pedestrian door to the rear.

Outside - Rear

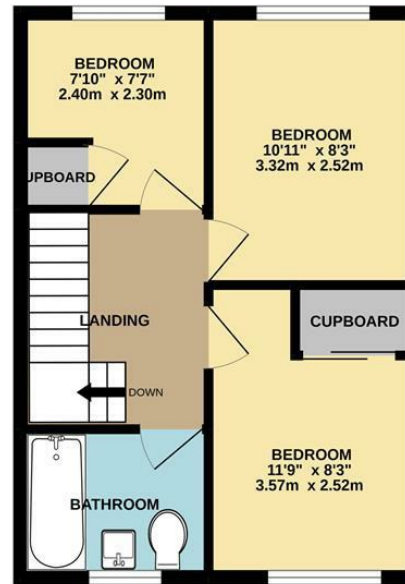
Beautiful, fully enclosed split rear garden predominantly laid to lawn with borders containing a plethora of mature plants/shrubs, paved patio/seating area, outside lighting.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

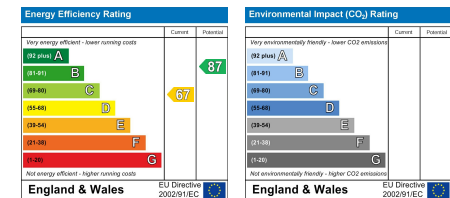
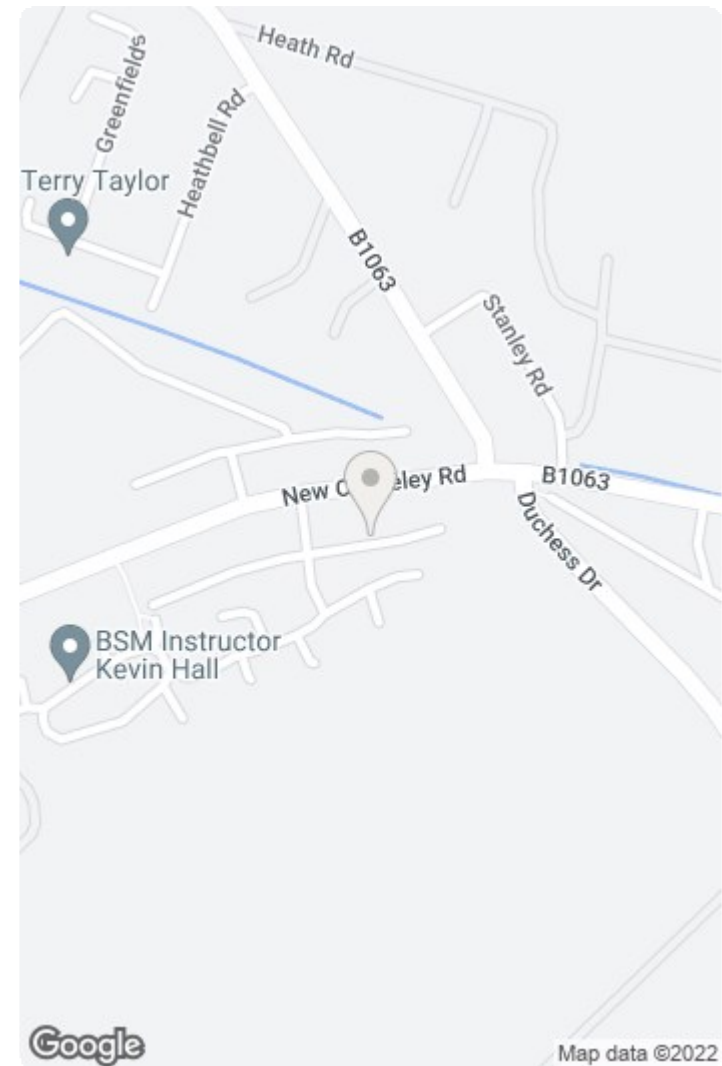


1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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