



90 Ashley Road
Newmarket, Suffolk CB8 8DB
Guide Price £410,000

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A rather special 1930's semi-detached family home nestling towards the outskirts of the desirable South side of the Town Centre and enjoying some rather lovely views over Side Hill Stud to front aspect.

Boasting well presented, extended and versatile rooms throughout to comprise an entrance hallway, shower room, utility, bay windowed sitting room, a 19ft kitchen/dining room and further living room/family room offering potential as play room or office. Offering three bedrooms and a family bathroom to the first floor.

Externally the sumptuous, mature and long South facing rear gardens are a real joy, well stocked and fully enclosed. To front the property is approached via a large block paved driveway allowing parking for numerous vehicles and faces some quite remarkable views over Side Hill Stud.

Rarely available and for sale with no upward chain.

EPC (E)

Accommodation Details

Front door with decorative glazing and storm porch leading through to:

Entrance Hall

With decorative glazed panels to the front aspect, staircase rising to the first floor, wood effect flooring, radiator, access and door leading through to:

Sitting Room 11'11" x 11'11" (3.63m x 3.63m)

With bay window to the front aspect, window seat, feature fireplace to the side, radiator.

Family Room 18'11" x 11'11" (5.77m x 3.63m)

With Velux window to the ceiling, French style doors with concertina solid wood shutters leading to the rear garden, wood effect flooring, feature fireplace to the side, radiator, opening leading through to:

Kitchen/Diner 19'2" x 12'10" (5.84m x 3.91m)

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, built in fridge/freezer, built in dishwasher, ample room for dining table and chairs, inset sink unit with mixer tap over, wood effect flooring, radiator, door leading to the entrance hall, windows to the side aspect, French style doors with concertina solid wood shutters leading to the rear garden.

Utility Room 6'1" x 6'0" (1.85m x 1.83m)

Fitted with eye level and base storage units with working top surface over, inset sink unit with mixer tap over, space and plumbing for washing machine, built in cupboard, wood effect flooring, window to the side aspect, access and door leading through to:

Shower Room

With suite comprising corner shower enclosure, wash hand basin and low level WC, eye level and base storage units, wood effect flooring, window to the front aspect.

First Floor Landing

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

Bedroom 1 12'2" x 11'11" (3.71m x 3.63m)

With bay window to the front aspect, feature fireplace to the side, wood effect flooring, radiator.

Bedroom 2 12'2" x 12'0" (3.71m x 3.66m)

With window to the rear aspect, radiator.

Bedroom 3 6'10" x 6'0" (2.08m x 1.83m)

With window to the front aspect, radiator.

Bathroom

With suite comprising free standing bath with centre fill taps, wash hand basin and low level WC, tiled walls, tiled flooring, airing cupboard, radiator, window to the rear aspect.

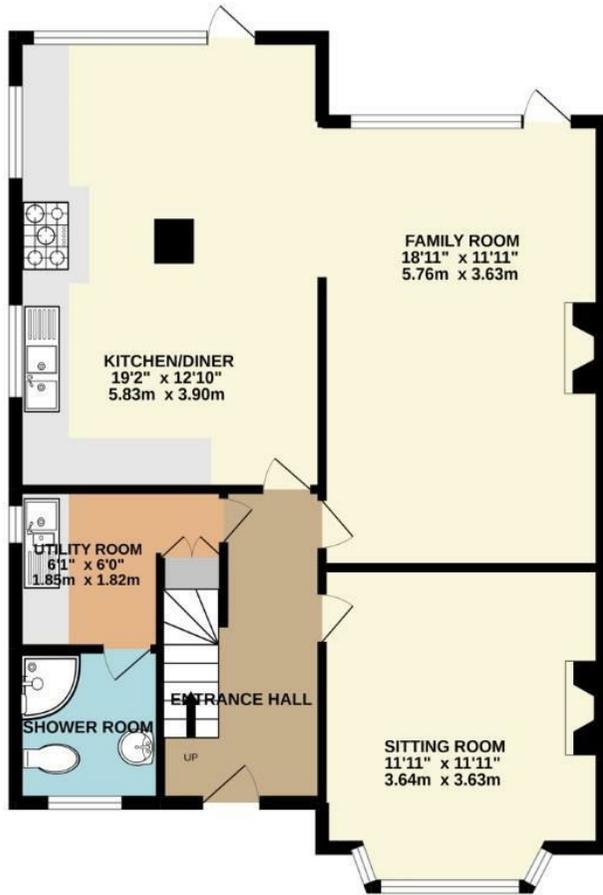
Outside - Front

Good size block paved driveway allowing of road parking for a number of vehicles, bordered by mature hedging, gated access to the rear garden, beautiful views overlooking open countryside.

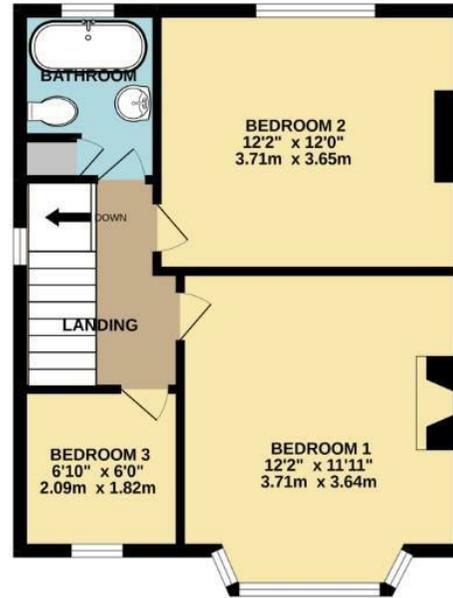
Outside - Rear

Fully enclosed mature rear garden with paved patio/seating area bordered by railway sleepers leading to lawn bordered by mature plants/shrubs and pathway leading to timber built Summerhouse, outside tap, outside lighting.

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



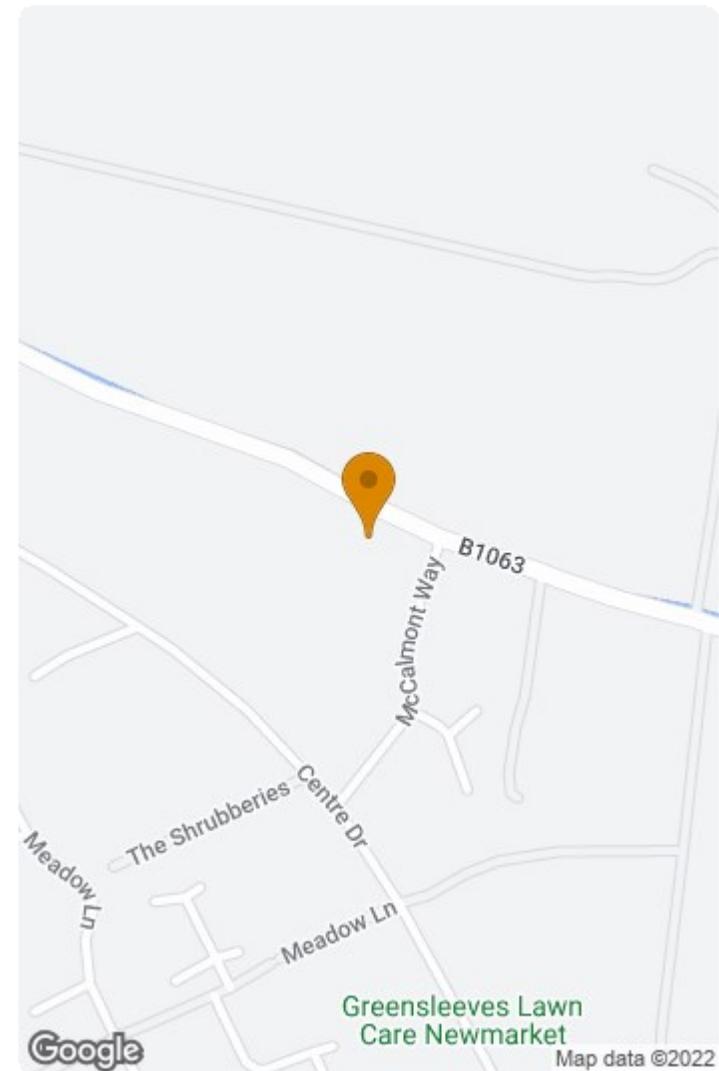
1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 (94) A		Very environmentally friendly - lower CO ₂ emissions 82 (94) A	
79 (91) B	79	81 (91) B	
65 (80) C		78 (80) C	
51 (64) D	51	75 (84) D	
35 (48) E		72 (84) E	
22 (29) F		71 (80) F	
15 (20) G		70 (80) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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