



132 Valley Way
Newmarket, Suffolk CB8 0QQ
Guide Price £270,000

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An established and beautifully presented end of terrace family home set within this popular area and within close proximity of local amenities.

The property offers light and airy accommodation to include an entrance hall, a sitting/dining room, kitchen, lean to, two good size bedrooms and a bathroom.

Complete with immaculately maintained front and rear gardens with a plethora of plants/shrubs and driveway to the front.

Viewing is absolutely essential.

EPC (C)

Accommodation Details

Part glazed front door with glazed panel to the side and storm canopy leading through to:

Entrance Hall

With staircase rising to the first floor, radiator, access and door leading through to:

Sitting/Dining Room 16.7" x 9'11" max (4.88m.2.13m x 3.02m max)

Dual aspect room with window to the front aspect and part glazed French style doors leading to the rear garden, feature fire surround to the side, TV aerial connection point, ample room for dining table and chairs, radiator, access and door leading through to:

Kitchen 10'4" x 6'10" (3.15m x 2.08m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in cupboard, space for cooker,

space for under counter fridge. space and plumbing for washing machine, inset sink unit with taps over, wood effect flooring, tiled splashbacks, window to the rear aspect, access and door leading through to:

Lean To 8'3" x 8'1" (2.51m x 2.46m)

With doors to both the front and rear aspects.

First Floor Landing

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

Bedroom 1 11'9" x 10'1" (3.58m x 3.07m)

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

Bedroom 2 9'5" x 8'0" (2.87m x 2.44m)

With window to the rear aspect, radiator.

Bathroom 6'11" x 5'6" (2.11m x 1.68m)

With suite comprising panel bath, wash hand basin and low level WC, part tiled walls, radiator, window to the rear aspect.

Outside - Front

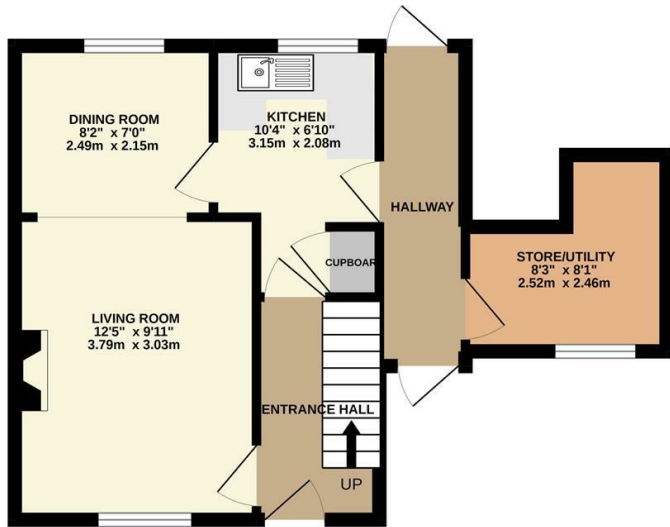
Lovely front garden laid to lawn and bordered by mature hedging, timber picket fencing to one side, driveway laid to stone and part glazed door through to the lean to.

Outside - Rear

Fully enclosed and well tended rear garden predominantly laid to lawn with borders containing a variety of mature plants/shrubs, outside tap, outside lighting, paved pathway leading to the rear of the garden with timber built shed, storage shed and an abundance of plants/shrubs.



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

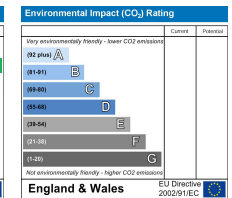
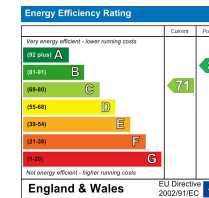
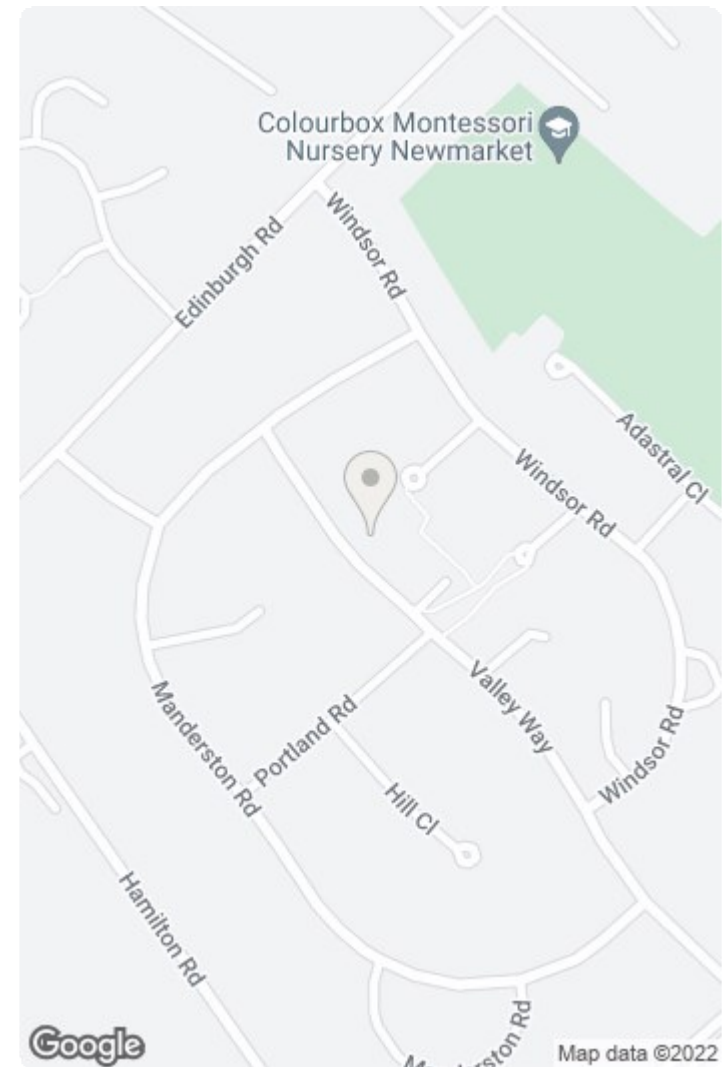


1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 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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