



70 Crockfords Road
Newmarket, Suffolk CB8 9BG
Guide Price £340,000

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A modern, stylishly presented and greatly improved home, delightfully set within this prime residential area and positioned in close proximity of the railway station and Tattersalls.

This property has been finished to a high specification throughout offering accommodation comprising an entrance hall, re-fitted cloakroom, living room, re-fitted kitchen with built-in appliances, three bedrooms and family bathroom.

Externally the property benefits from a lovely fully enclosed garden providing a good degree of privacy and garage and parking facilities.

Outstanding family home and viewing is highly recommended. EPC (C)

****Agents Note**** The property has been held on a short term let and the pictures are indicative of the condition of the property before the tenancy commenced.

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Accommodation Details

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

Entrance Hallway

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

Sitting Room 14'8" x 11'3" (4.47m x 3.43m)

With bay window to the front aspect, feature fireplace to the side, opening leading through to:

Dining Room 11'2" x 10'8" (3.40m x 3.25m)

With window to the rear aspect, access and door leading through to:

Kitchen

Fitted with a range of eye level and base storage units with high gloss

finish with working top surfaces over, inset sink unit with mixer tap over, built in oven, separate hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, tiled flooring, picture window to the rear aspect, door leading through to:

Sun Room

With windows to the rear and side aspects, exposed brickwork, tiled flooring, access and door leading through:

Cloakroom

Comprising low level WC and was hand basin, extractor.

First Floor Landing

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

Bedroom 1 13'1" x 11'3" (3.99m x 3.43m)

With window to the front aspect, built in wardrobes.

Bedroom 2 11'3" x 11'0" (3.43m x 3.35m)

With window to the rear aspect.

Bedroom 3 8'0" x 7'5" (2.44m x 2.26m)

With window to the front aspect.

Bathroom

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

Outside - Front

Front garden predominantly laid to lawn with a variety of plants/shrubs, pathway leading to the front door, gated access to rear garden.

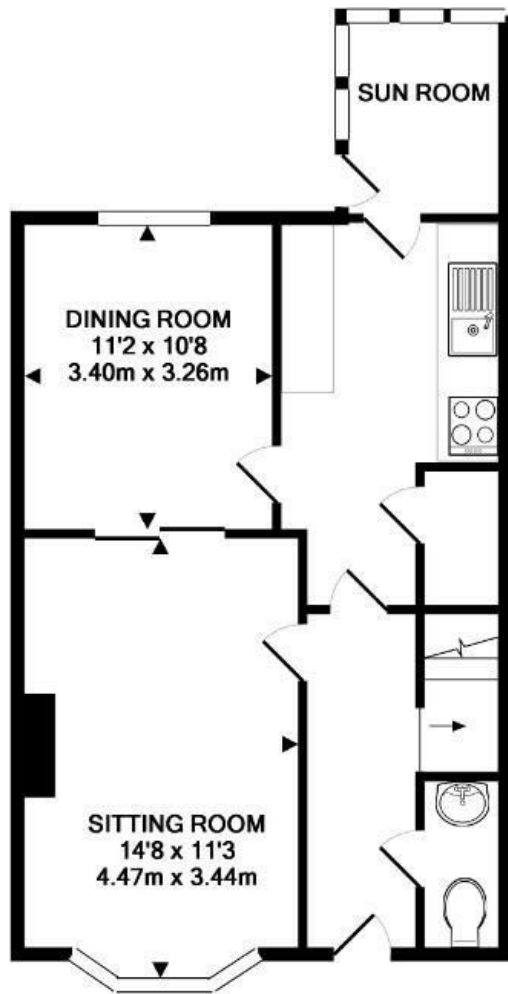
Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with a variety of mature plants, patio/seating area, pedestrian door leading to:

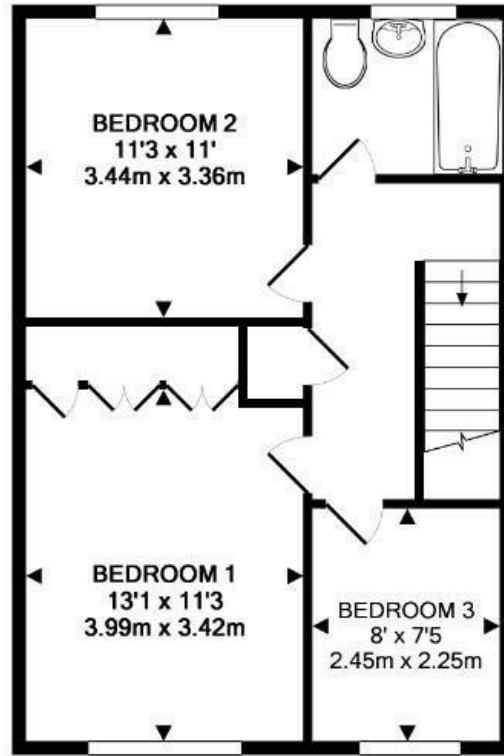
Garage

With up and over style door, driveway to the front allowing off road parking for three vehicles.





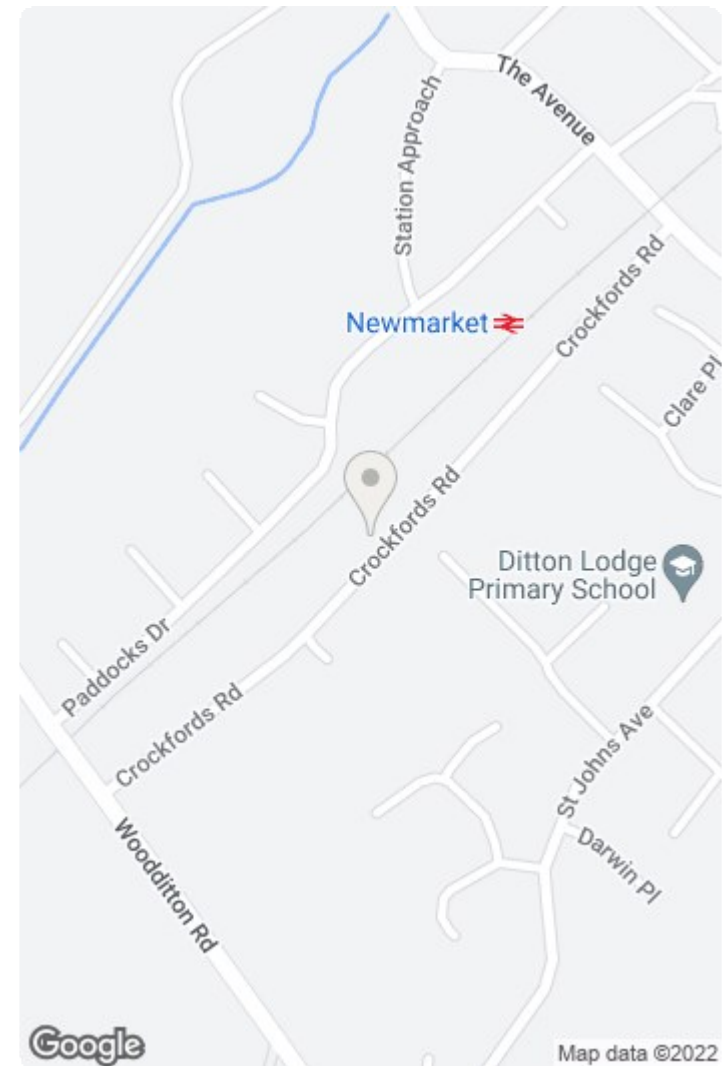
GROUND FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 938 SQ.FT. (87.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
		69	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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