



**16 Stamford Street**  
**Newmarket, Suffolk CB8 8JB**  
**Guide Price £415,000**



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An outstanding older style semi-detached family home that has been recently updated and improved including a new two storey extension to rear, positioned in a popular and well regarded residential area on the South side of the Town Centre with close proximity to Tattersalls, the Train Station and within walking distance to the High Street.

Superbly presented throughout with some deceptively spacious and tastefully decorated rooms to comprise an entrance hall, sitting room, an impressive re-fitted 21ft kitchen/dining room and cloakroom to the ground floor. With three double bedrooms and a re-fitted en-suite and family bathroom to the first floor. Further benefits to the property include newly installed replacement gas central heating system, replacement uPVC double glazing throughout and a fully boarded loft.

Externally the property boasts a delightful and good sized SOUTH FACING rear garden with patio area, garden shed and gated access to rear leading in turn to an off road parking space.

Simply stunning, skillfully extended home presented to the highest of standards.

Perfect for young families or professionals - early viewing is essential.

**EPC (D)**

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**Entrance Hall**

With composite door, stairs to first floor, door leading to:

**Living Room 13'5" x 14'1" (4.11 x 4.31)**

With wood floor, with space for flame effect fire with canopy over, double glazed windows to front aspect, radiator.

**Kitchen/Dining Room 17'3" max x 20'9" (5.27 max x 6.35)**

Stunning open plan kitchen offering a range of fitted wall and base units with worktops over, inset ceramic sink with drainer, integrated oven with electric hob and extractor over, space for fridge/freezer, space and plumbing for washing machine and tumble dryer. Double glazed windows to rear and side aspects, double patio doors and further door to garden.

**Cloakroom 3'2" x 5'1" (0.97 x 1.57)**

With low level WC, pedestal hand basin with storage under, radiator.

**FIRST FLOOR**

**Master Bedroom 14'4" x 11'6" (4.39 x 3.51)**

With double glazed windows to front aspect, feature fireplace, radiator, door leading to:

**Ensuite 4'1" x 6'5" (1.26 x 1.98)**

With shower cubicle, low level WC, hand basin inset in to vanity unit, radiator, window to side aspect.

**Bedroom 2 8'9" x 12'9" (2.67 x 3.91)**

With double glazed window to rear aspect, radiator

**Bedroom 3 8'6" x 10'1" (2.60 x 3.09)**

With double glazed window to rear aspect, radiator.

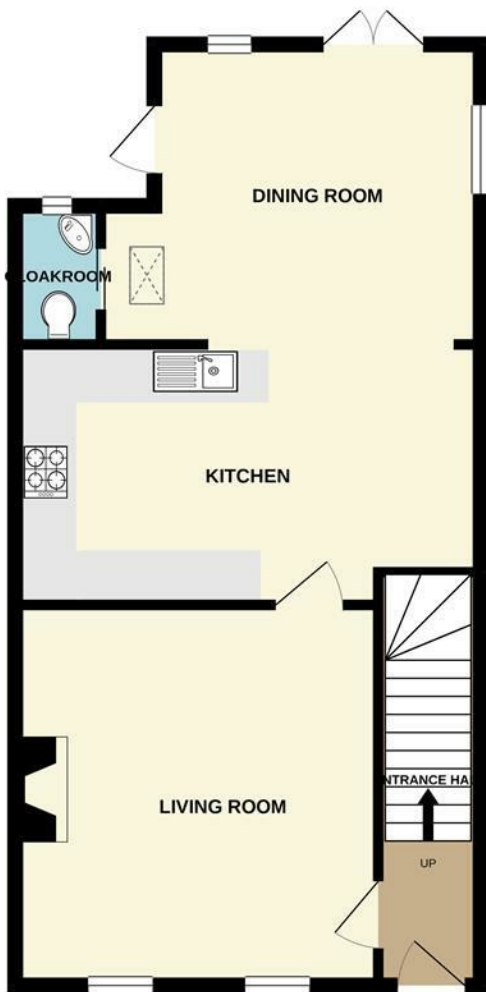
**Bathroom 4'9" x 9'4" (1.45 x 2.85)**

With panelled bath with shower attachment over, low level WC, wash basin inset in to vanity unit, radiator.

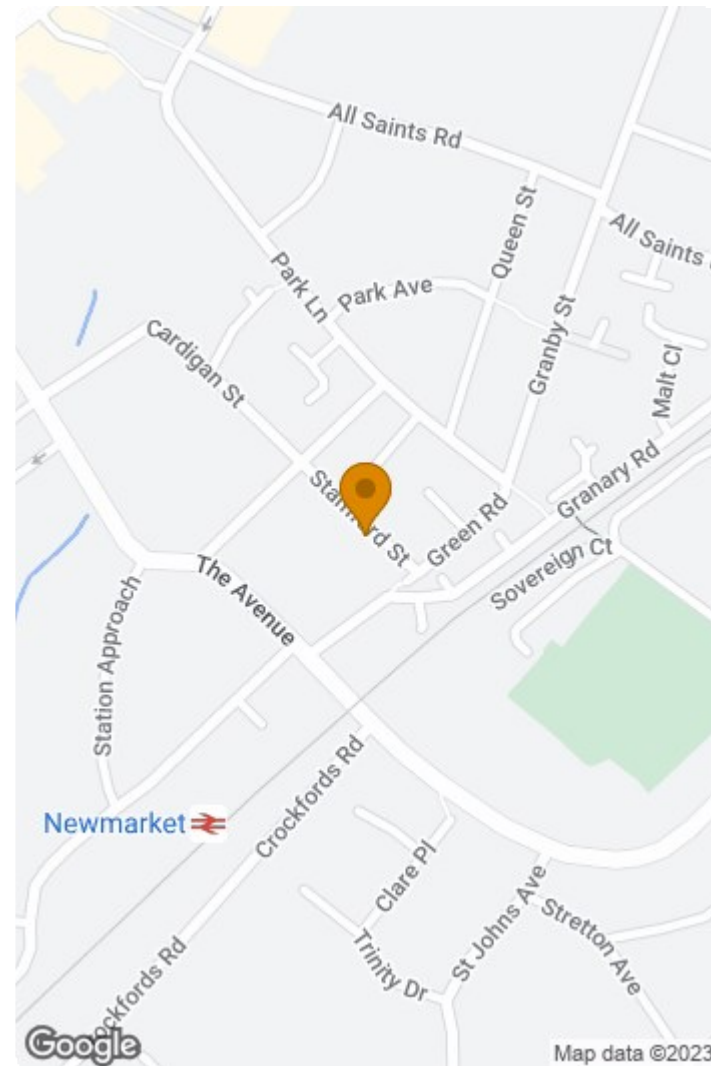
**Outside**

Benefiting from an enclosed South facing garden, laid to lawn with large patio area and further covered hard standing to the rear and one parking space.

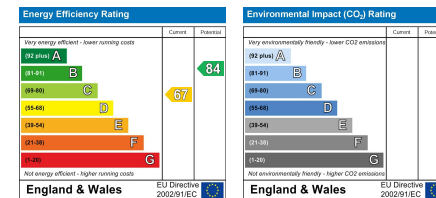
GROUND FLOOR



1ST FLOOR



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