



153 Tulyar Walk
Newmarket, Suffolk CB8 7AX
Guide Price £212,000

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A modern and semi-detached family home positioned within the heart of this established development.

This property offers accommodation comprising an entrance hall, living room, kitchen, two bedrooms and a re-fitted bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed mature rear garden and garage en bloc.

EPC (C)

Council Tax Band B (West Suffolk)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hallway

With staircase rising to the first floor, built in cupboard, radiator, door leading through to:

Living Room 15'7" x 11'2" (4.75m x 3.40m)

With two windows to the rear aspect, part glazed door leading to the rear garden, TV aerial connection point, radiator.

Kitchen 9'0" x 8'4" (2.74m x 2.54m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space and plumbing for washing machine, space for fridge/freezer, inset sink unit with taps over, tiled effect vinyl flooring, radiator.

First Floor Landing

With access to loft space, airing cupboard, door leading through to:

Bedroom 1 14'11" x 8'4" (4.55m x 2.54m)

With window to the rear aspect, radiator.

Bedroom 2 11'2" x 7'2" (3.40m x 2.18m)

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

Bathroom 8'4" x 5'4" (2.54m x 1.63m)

Re-fitted bathroom with suite comprising walk in shower enclosure, pedestal wash hand basin and low level WC, tiled walls, radiator, high level window to the front aspect.

Outside - Front

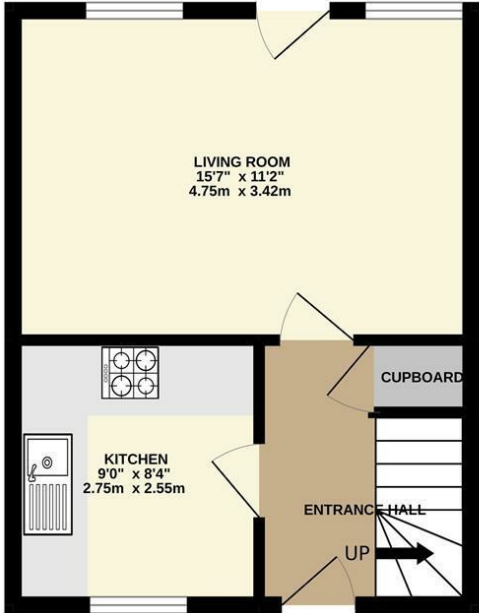
Enclosed front garden bordered by timber picket fencing with gated access to the front, garden laid to stone.

Outside - Rear

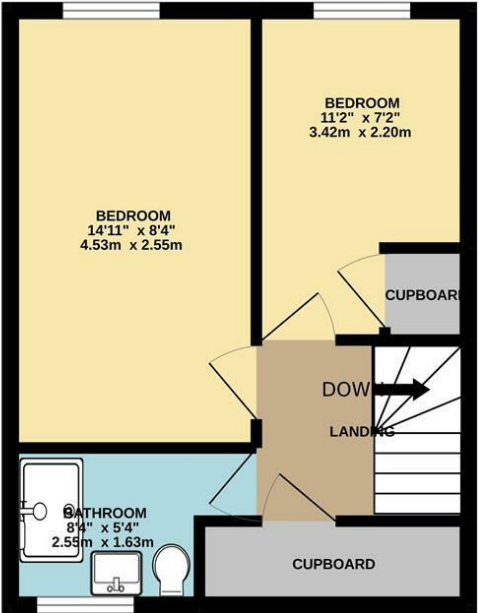
Fully enclosed rear garden predominantly laid to lawn, bordered to one side by mature hedging and with a variety of mature plants/shrubs, paved patio area, outside lighting, gated rear access.



GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.

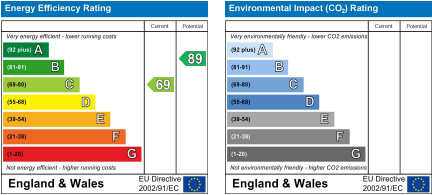
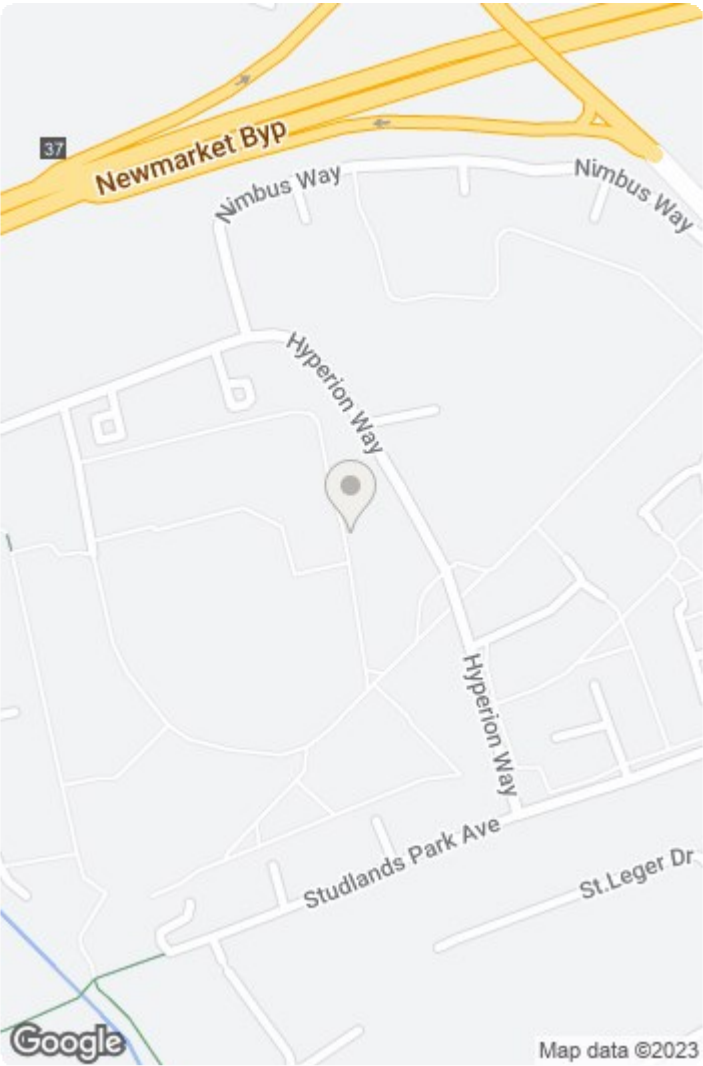


1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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