



152 Manderston Road
Newmarket, Suffolk CB8 0QG
Guide Price £330,000

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A surprisingly spacious, extended and well presented three bedroom semi-detached family home located in a popular area.

Offering light and airy rooms, accommodation comprises an entrance hall, living room, dining room, re-fitted kitchen, utility room, three good sized bedrooms and a re-fitted bathroom.

Externally boasting a driveway to the front allowing off road parking and a wonderful established rear garden with useful outhouses including a detached studio/Summerhouse, timber built sheds and garage/workshop plus block paved patio/seating area.

Early viewing is absolutely essential.

EPC (D)

Council Tax Band B (West Suffolk)

Accommodation Details

Part glazed front door leading through to:

Entrance Hall

With window to the front aspect, built in cupboard, staircase rising to the first floor, radiator, opening leading through to:

Kitchen 9'5" x 9'3" (2.87m x 2.82m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate hob with extractor hood over, integrated dishwasher, space for

fridge/freezer, inset sink unit with mixer tap over, tiled splashbacks, wood effect flooring, radiator, door leading to inner hallway, door leading through to:

Dining Room 11'8" x 9'5" (3.56m x 2.87m)

With window to the rear aspect, radiator, opening through to:

Living Room 13'0" (3.96m)

With with sliding patio doors to the rear aspect leading to the garden, TV aerial connection point, radiator.

Inner Hallway

With doors to the front and rear aspects, storage area with window to the rear aspect, sliding doors leading to:

Utility Room 8'3" x 7'10" (2.51m x 2.39m)

With space and plumbing for washing machine, window to the front aspect.

First Floor Landing

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

Bedroom 1 13'0" x 12'0" (3.96m x 3.66m)

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

Bedroom 2 13'0" x 9'4" (3.96m x 2.84m)

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

Bedroom 3 8'11" x 7'10" (2.72m x 2.39m)

With window to the front aspect, radiator.

Bathroom 6'6" x 5'8" (1.98m x 1.73m)

Re-fitted bathroom with suite comprising

panel bath with shower over, wash hand basin and low level WC, tiled walls, vinyl flooring, heated towel rail, airing cupboard, window to the side aspect.

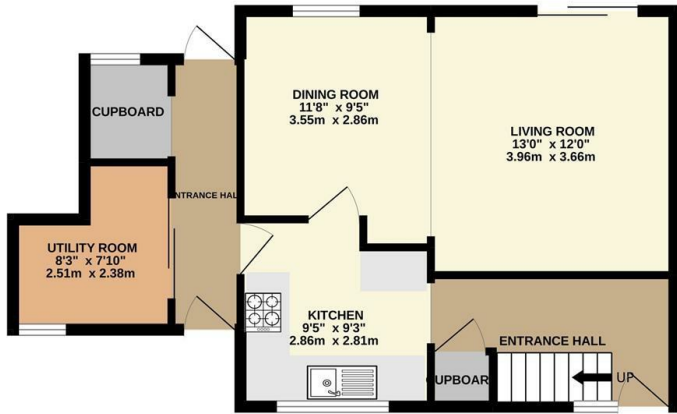
Outside - Front

Driveway to the front with area laid to stone to the side with borders containing a variety of plants/shrubs.

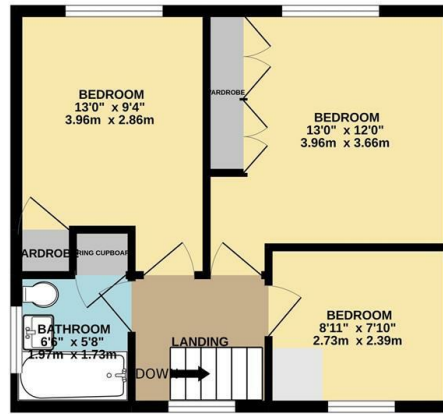
Outside - Rear

Fully enclosed established garden with lawn, mature trees and borders containing a plethora of mature plants/shrubs, block paved areas, partitioned leading to detached studio/Summerhouse with power connected, two timber built shed and garage/workshop with power and lighting connected.

GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.

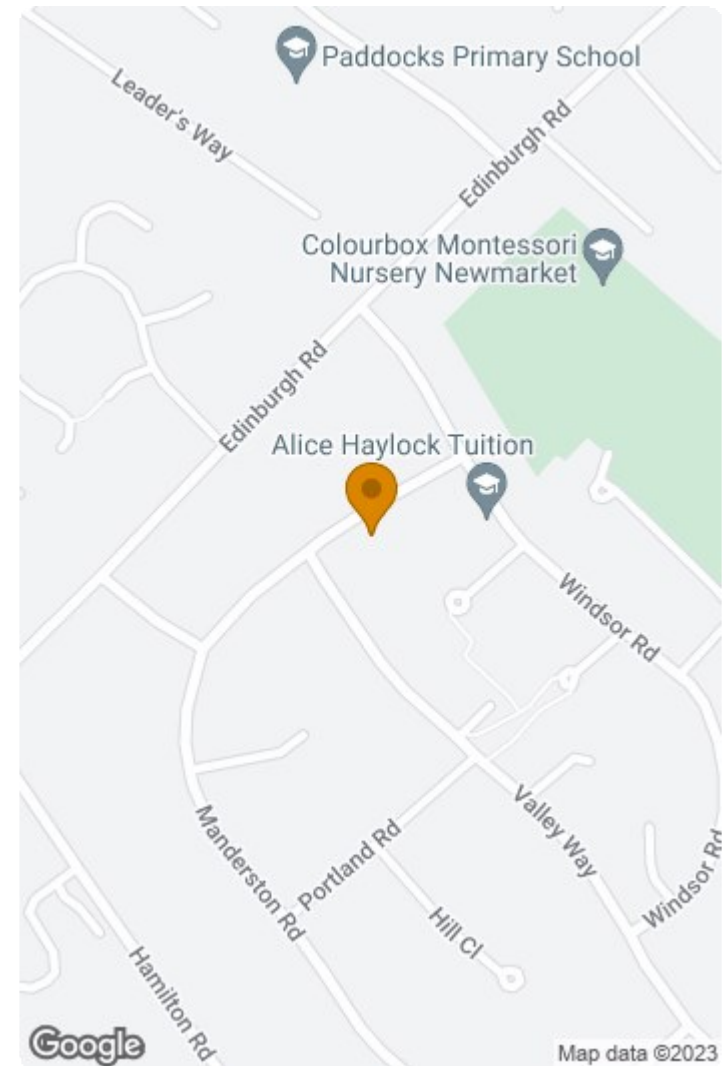


1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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 |
| 63 | 86 | | |

Energy Efficiency Rating: A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). Current: 63, Potential: 86.

Environmental Impact (CO₂) Rating: A scale from A (Very environmentally friendly - lower CO₂ emissions) to G (Not environmentally friendly - higher CO₂ emissions). Current: (blank), Potential: (blank).

England & Wales EU Directive 2002/91/EC

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