



**60 Barry Lynham Drive**  
**Newmarket, Cambridgeshire CB8 8YT**  
**Offers In Excess Of £300,000**



## 60 Barry Lynham Drive, Newmarket, Cambridgeshire CB8 8YT

A well presented semi-detached family home set within this popular residential development located on the favoured South side of the Town Centre and within easy access to a range of amenities including the train station.

Offering accommodation comprising an entrance hallway, sitting room/dining room, conservatory, re-fitted kitchen, cloakroom, three bedrooms and a family bathroom. Complete with small front garden, parking and garage to the side and a fully enclosed rear garden with paved patio/seating area.

Offered for sale with the distinct advantage of no onward chain.

EPC (D)

Council Tax Band C (West Suffolk)

### Accommodation Details

Part glazed door with storm canopy leading through to:

#### Entrance Hall

With build in cupboard, radiator, door leading through to:

#### Sitting/Dining Room 16'4" x 14'8" (4.98m x 4.47m)

With picture window, window and glazed door to the conservatory, staircase rising to the first floor, two radiators, TV aerial connection point.

#### Kitchen 10'2" x 7'10" (3.10m x 2.39m)

Re-fitted kitchen with a range of eye level and base storage units with working top surfaces over and matching splashbacks, built in oven, separate four ring gas hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset sink unit with mixer tap over, cupboard

housing gas fired boiler, tile effect flooring, radiator, windows to the front and side aspects.

#### Conservatory 15'5" x 10'0" (4.70m x 3.05m)

With glazing to all side, pitched roof, tile effect flooring, radiator, glazed door leading to the rear garden.

#### Cloakroom 5'4" x 2'8" (1.63m x 0.81m)

Comprising low level WC and wash hand basin, radiator, extractor.

#### First Floor Landing

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

#### Bedroom 1 11'6" x 8'9" (3.51m x 2.67m)

With window to the rear aspect, radiator.

#### Bedroom 2 11'1" x 8'5" (3.38m x 2.57m)

With window to the rear aspect, radiator.

#### Bedroom 3 1'10" x 7'7" (0.56m x 2.31m)

With window to the front aspect, radiator.

#### Bathroom 7'3" x 5'8" (2.21m x 1.73m)

With suite comprising panel bath with mixer tap/shower attachment, pedestal wash hand basin and low level WC, part tiled walls, tile effect flooring, radiator, window with obscured glass to the front aspect.

#### Outside - Front

Front garden laid to stone with a variety of mature plants/shrubs, driveway to the side leading to:

#### Garage

Single garage with up and over style door, power and lighting, pedestrian door to the side.

#### Outside - Rear

Fully enclosed rear garden with lawn bordered by a variety of plants/shrubs, remainder part stone and part paved.



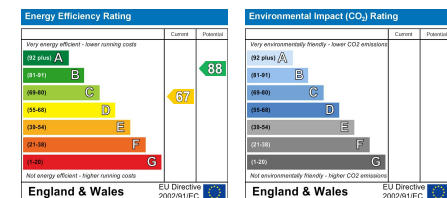
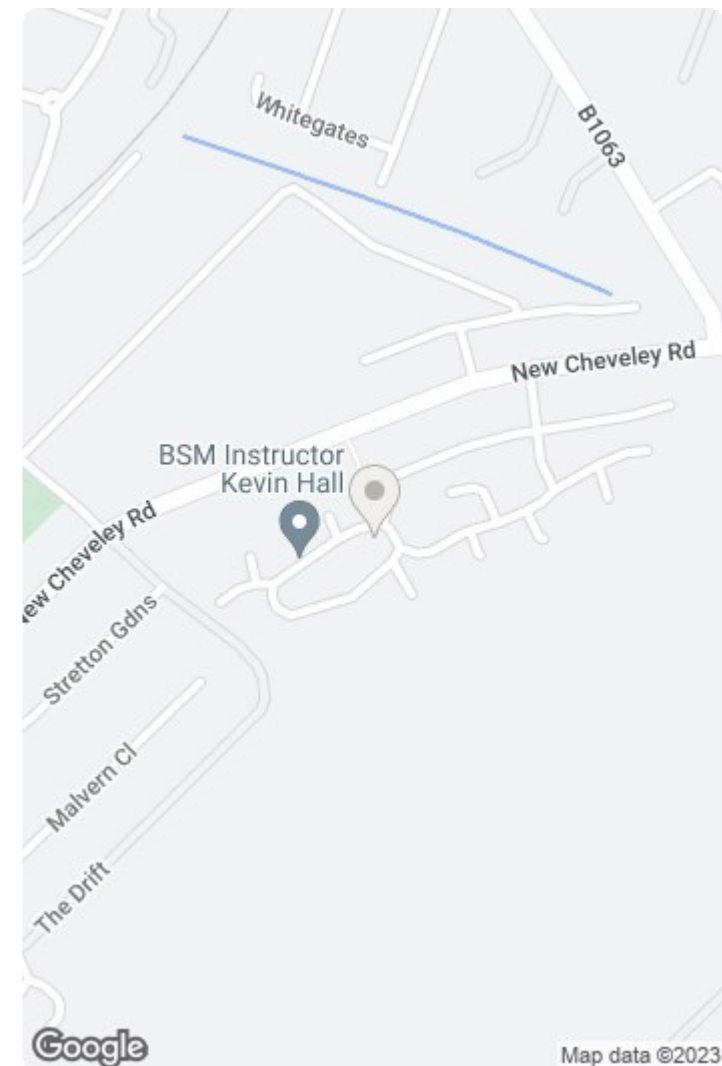
GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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