



**11 Norfolk Avenue**  
**Newmarket, Suffolk CB8 0DE**  
**Guide Price £350,000**



## 11 Norfolk Avenue, Newmarket, Suffolk CB8 0DE

Extensively renovated detached bungalow, located within a popular established development upon the fringes of the town.

Superbly presented throughout and comprising, Entrance Hall, Delightful Open Plan Kitchen/Living/Dining space, Two Double Bedrooms and Shower Room.

Generous hard landscaped gardens, block paved driveway parking and single garage.

Council Tax Band C (West Suffolk)  
EPC (C)

### Accommodation Details

#### Entrance Hall

Side entrance door leading in, storage cupboard, over size loft hatch with timber fold away ladder, recessed LED lighting, wood effect flooring, doors and access through to

#### Open Plan Living Room/ Kitchen

20'4" x 15'7" (6.20m x 4.77m)

Living Area - Television aerial connection point, wood effect flooring, recessed LED lighting, radiator, window to the front aspect, opening through to:

Kitchen Area - Fitted with a modern range of eye level and base storage units with working top surfaces over, one and a half bowl stainless steel sink with mixer tap over, integrated oven, combi oven/micro/grill, separate gas hob with extractor hood above, space for free standing appliances, integrated drinks

cooler in island, combi boiler in housed cupboard, wall unit underlighting, radiator, wood effect flooring, window to the front aspect.

#### Bedroom 1 14'1" x 10'2" (4.31m x 3.11m)

Built in wardrobe, wood effect flooring, radiator, recessed LED lighting, window to the rear aspect.

#### Bedroom 2 10'1" x 10'0" (3.09m x 3.06m)

With window to the rear aspect, radiator, recessed LED lighting, wood effect flooring.

#### Shower Room 6'5" x 5'6" (1.97m x 1.68m)

Suite comprising concealed unit WC, hand wash basin built into vanity storage unit, shower cubicle, part tiled walls, tile effect flooring, radiator, obscured window to the side aspect.

#### Outside - Front

Small lawned area, block paved driveway leading up to single garage, the rest of the garden is laid with slate.

#### Outside - Rear

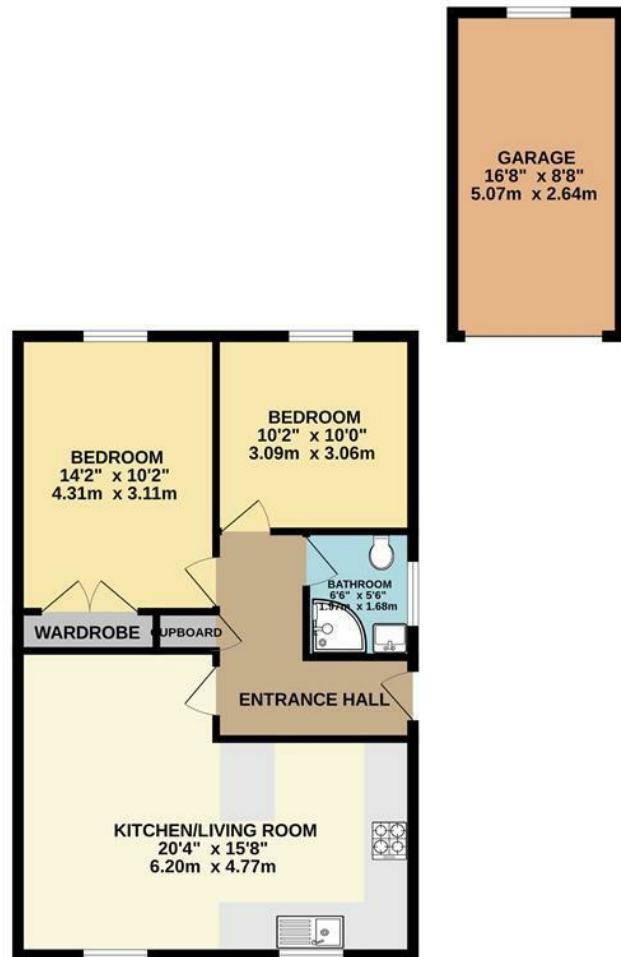
Low maintenance rear garden laid to shingle with patio area, a variety of planters for flowers and shrubs with gated access to the side of the property.

#### Garage 16'7" x 8'7" (5.07m x 2.64m)

Up and over door, connected to power and lighting, with window to the rear aspect.



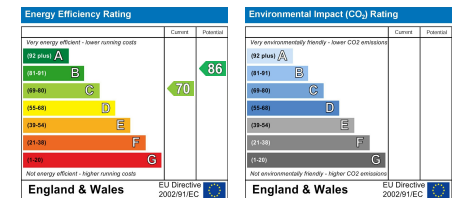
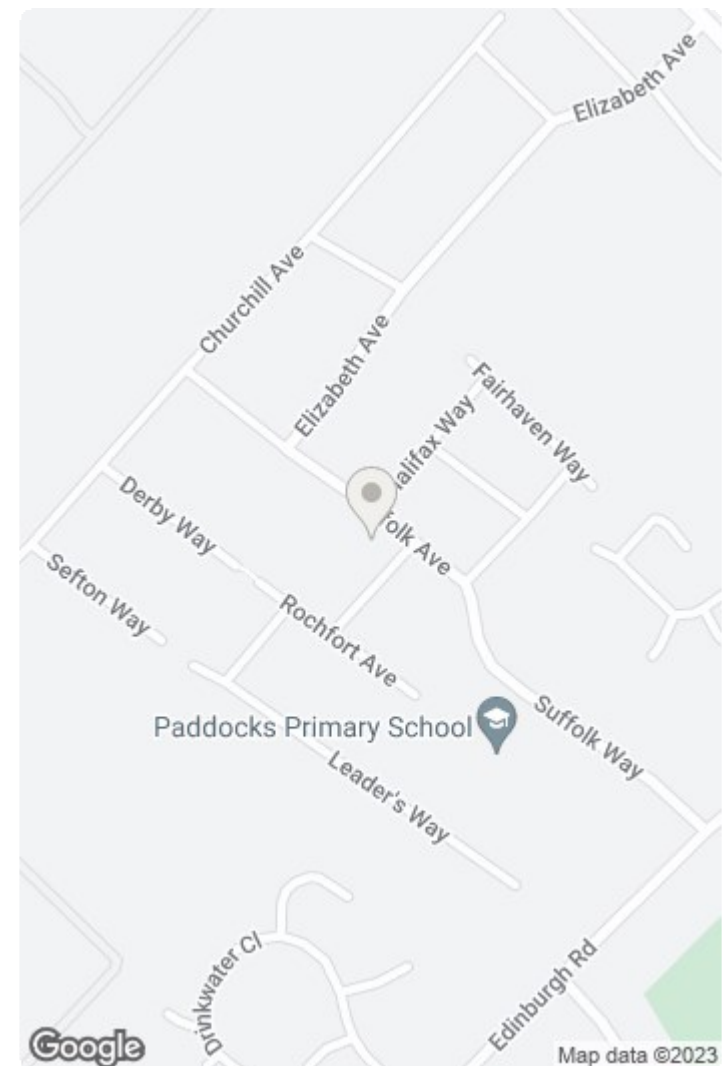
GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



11 NORFOLK AVENUE, NEWMARKET

TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.

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