



117 Burwell Road
Newmarket, Suffolk CB8 7EY
Guide Price £259,950

117 Burwell Road, Newmarket, Suffolk CB8 7EY

This 3 bedroom family home is set on the edge of this popular and well served village.

Offering well presented rooms throughout, this property enjoys accommodation to include living room with open plan kitchen area, dining room, three bedrooms and a re-fitted bathroom.

Externally the property offers a lovely fully enclosed long and established garden, useful detached outhouse and OFF ROAD PARKING.

EPC (D)
Council Tax Band (B)

Accommodation Details

With part glazed front door leading through to:

Hallway

With staircase rising to the first floor, access and door leading through to:

Dining Room

10'0" x 9'8"

With window to the front aspect, wood flooring, fireplace to the side, radiator, opening leading through to:

Living room

14'7" x 10'6"

With window to the rear aspect, fireplace to the side housing wood burning stove with built in

cupboard to the side, wood flooring, understairs built in cupboard, leading to:

Kitchen Area

10'0" x 7'2"

Fitted with a range of eye level and base storage units with wood block working top surfaces over, built in wine rack, built in oven, separate gas hob with extractor hood over, part tiled walls, inset sink unit with mixer tap over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, part wood/part tiled flooring, radiator, window to the side aspect, door to the side, access and door leading through to:

Bathroom

Suite comprising panel bath with plumbed shower over and glass screen, wash hand basin, low level WC, tiled walls, tiled flooring, radiator, window with obscured glass to the rear aspect.

First Floor Landing

With access to the loft space, access and door leading through to:

Bedroom 1

10'0" x 9'10"

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

Bedroom 2

11'5" x 6'9"

With window to the rear aspect, radiator.

Bedroom 3

8'5" x 6'11"

With window to the rear aspect, radiator.

Outside - Front

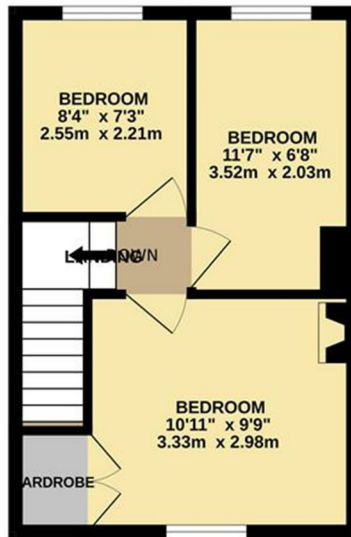
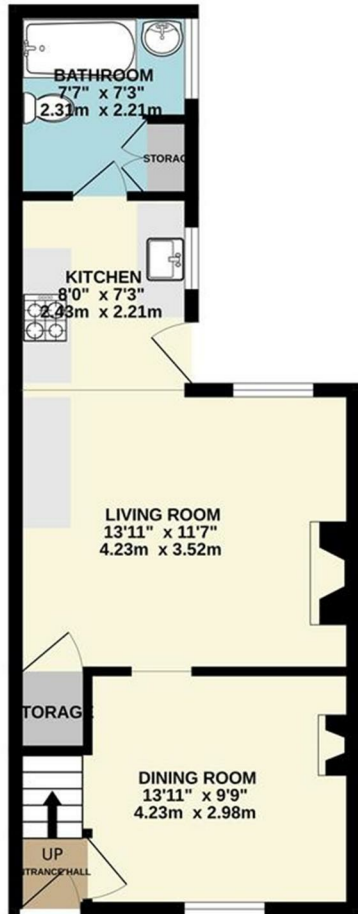
Enclosed front garden with gated access, box hedging.

Outside - Rear

Fully enclosed long rear garden predominantly laid to lawn with a variety of mature plants and shrubs, decking area with ample room for table and chairs, seating areas with pergola, useful brick built outhouse, off road parking.

GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.

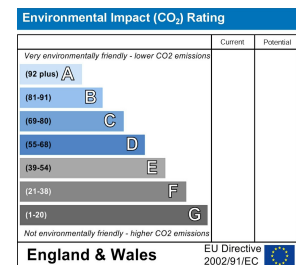
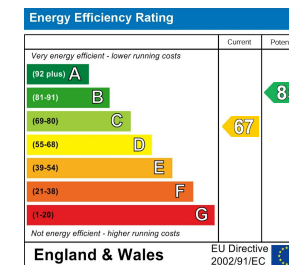
1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



117 BURWELL ROAD

TOTAL FLOOR AREA: 690 sq.ft. (64.1 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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