



5 Fielden Way
Newmarket, Suffolk CB8 0BS
Guide Price £260,000

5 Fielden Way, Newmarket, Suffolk CB8 0BS

A modern family home offering spacious and versatile rooms and set on the outskirts of the town centre and in striking distance of a parade of shops.

Arranged over three floors, this property offers accommodation to include entrance hall, cloakroom, bedroom 4/study, utility/rear lobby, sizeable living room with kitchen, three bedrooms and a family bathroom. Benefiting from gas heating and recently installed double glazing. Externally the property offers a fully enclosed garden, integral garage and additional off road parking.

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

Accommodation Details

Entrance Hallway

With staircase rising to the first floor, under stairs storage cupboard, radiator, access and door leading through to:

Study 10'4" x 8'6" (3.15m x 2.59m)

With window to the rear aspect, radiator.

Cloakroom

Comprising low level WC, wash hand basin, radiator, window with obscured glass to the front aspect.

Inner Lobby

With door leading to rear garden.

Garage 16'11" x 9'11" (5.16m x 3.02m)

Integral garage with up and over style door, power and lighting.

First Floor Landing

With staircase rising to the second floor, opening leading through to:

Lounge/Diner 20'11" x 16'2" (6.38m x 4.93m)

With windows to the rear aspect, ample room for dining table and chairs, radiator, built-in shelving, TV aerial connection point, opening leading through to:

Kitchen 14'1" x 7'1" (4.29m x 2.16m)

Re-Fitted with a range of base storage units with working top surfaces over, inset sink unit with mixer tap over, tiled splashbacks, built-in oven and hob, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, two built-in cupboards, tiled flooring, radiator, windows to the front aspect.

Second Floor Landing

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

Bedroom 1 10'2" x 13'0" (3.10m x 3.96m)

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

Bedroom 2 10'2" x 12'5" (3.10m x 3.78m)

With window to the front aspect, built-in wardrobes, radiator.

Bedroom 3 9'3" x 6'3" (2.82m x 1.91m)

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

Bathroom 6'2" x 6'6" (1.88m x 1.98m)

Re-fitted bathroom with suite comprising panel bath with plumbed shower over and glass panel, low level WC, wash hand basin, tiled walls, wood effect flooring, radiator, window with obscured glass to the front aspect.

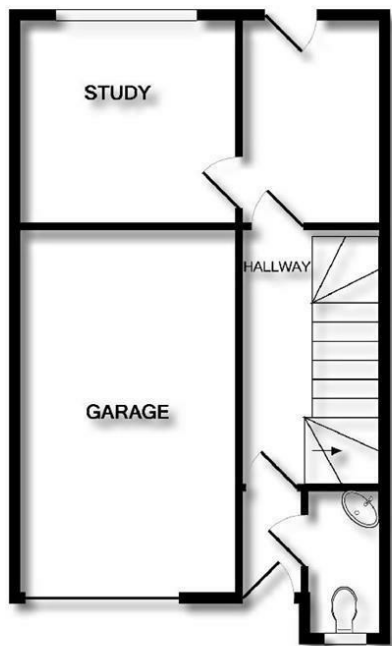
Outside - Front

Front garden predominantly laid to lawn, driveway leading to garage.

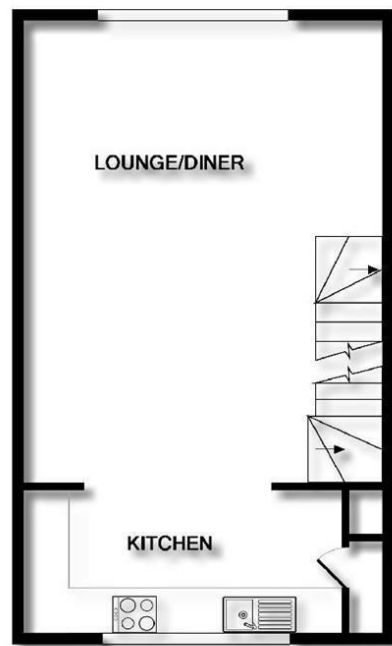
Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, pathway leading to rear, patio area, gated rear access.

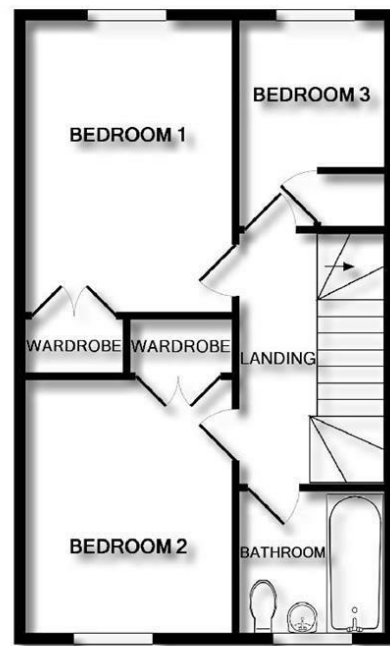




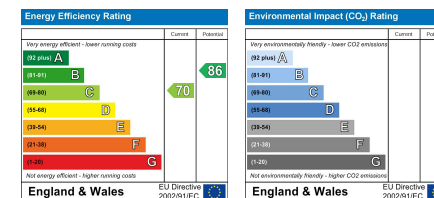
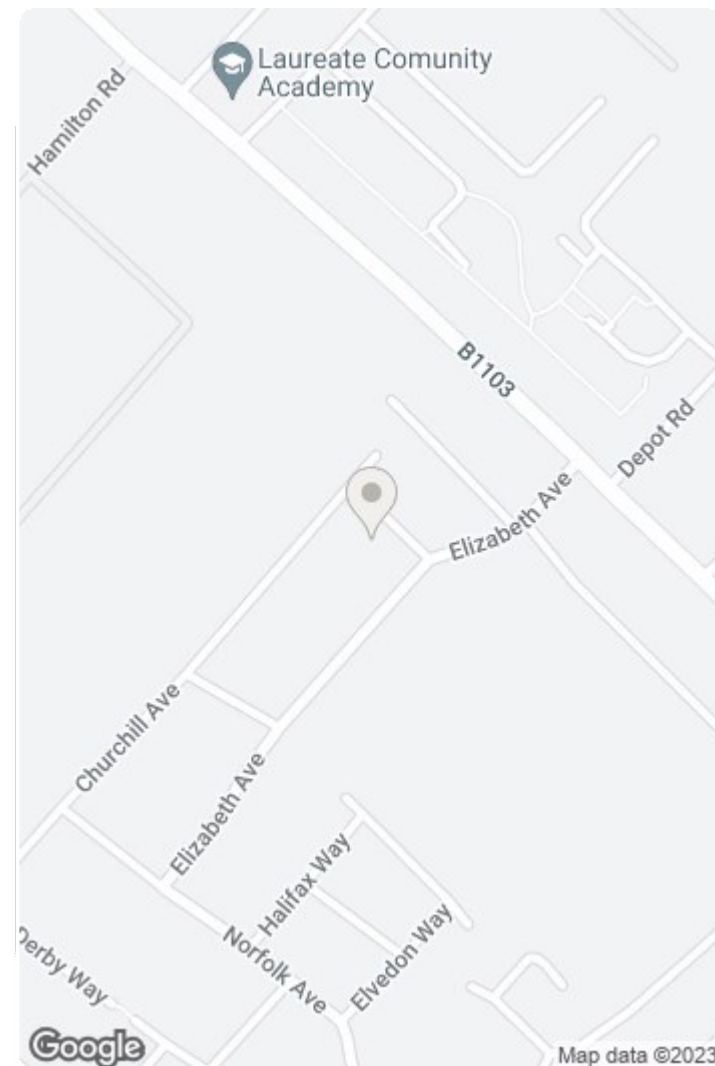
GROUND FLOOR



1ST FLOOR



2ND FLOOR



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

