



12a Leaders Way
Newmarket, Suffolk CB8 0DP
Guide Price £324,995

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An established and cleverly extended semi-detached family home set within this highly regarded residential area and positioned towards the end of a no-through road.

Incredibly deceptive and offering generous size ground floor accommodation, this property boasts accommodation to include entrance hall, shower room/cloakroom, open plan living room with separate dining area and extended fitted kitchen, three bedrooms and bathroom.

Externally the property offers a superb tiered rear garden, fully landscaped and also including patio area and integral garage with additional off road parking.

Council Tax Band D
EPC (C)

Accommodation Details

Entrance Hall

With staircase rising to the first floor, radiator with cover, wood effect flooring, window to side aspect, access and door leading through to:

Living Room / Dining Area 19'4" x 11'11" (max) (5.89m x 3.63m (max))

With wood effect flooring, radiator with cover, TV aerial connection point, archway leading through to dining area with wood effect flooring, Velux window, radiator with cover and French style doors leading to the rear garden.

Kitchen 15'8" (max) x 9'4" (4.78m (max) x 2.84m)

Fitted with a range of eye level and base storage units with working top surfaces over, display cabinets, built in cupboard, inset sink unit with mixer tap over, tiled splashbacks, built in oven with gas hob and extractor hood over, space and

plumbing for dishwasher and washing machine, space for fridge/freezer, tiled effect flooring, Velux window, radiator, windows to the side and rear aspects, door to side leading to rear garden.

Shower Room

Suite comprising shower cubicle, wash hand basin set in vanity unit, low level WC, tiled walls, tiled flooring, radiator, window with obscured glass to the front aspect.

First Floor Landing

With access to loft space, window to the side aspect, access and doors leading through to:

Bedroom 1 10'0" x 9'4" (3.05m x 2.84m)

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

Bedroom 2 9'9" x 9'1" (2.97m x 2.77m)

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

Bedroom 3 8'2" x 4'11" (2.49m x 1.50m)

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

Bathroom

Suite comprising panel bath, wash hand basin set in vanity unit, low level WC, part tiled walls, tiled flooring, radiator, obscured window to the rear aspect.

Garage 14'9" x 13'1" (4.50m x 3.99m)

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

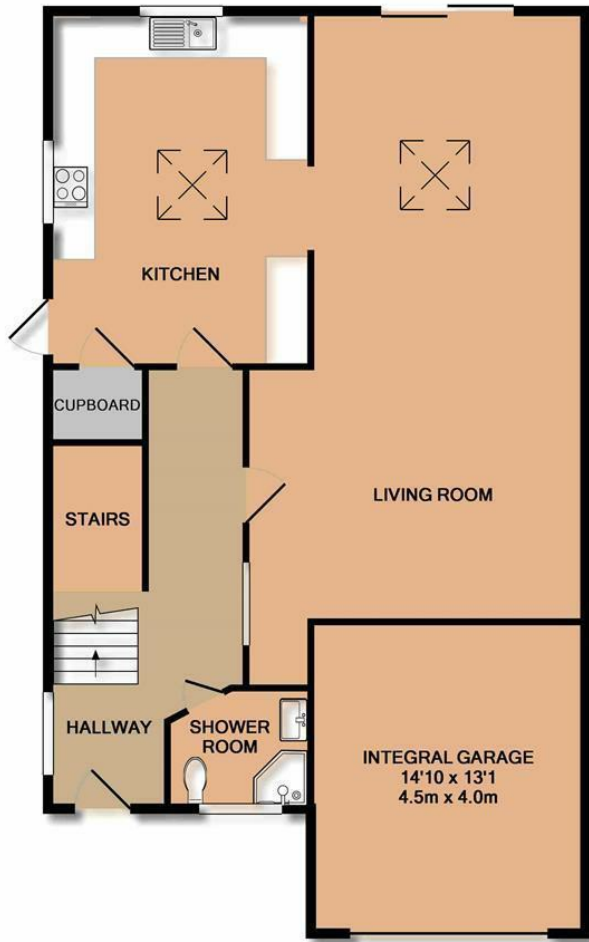
Outside - Front

Front garden with lawn area, gated access to rear garden, drive with access to:

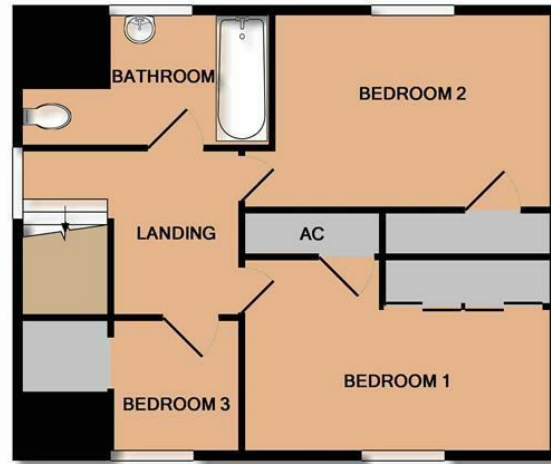
Outside - Rear

A beautiful addition to this family home is the well maintained and fully enclosed tiered rear garden, patio area, faux grass, timber built shed.



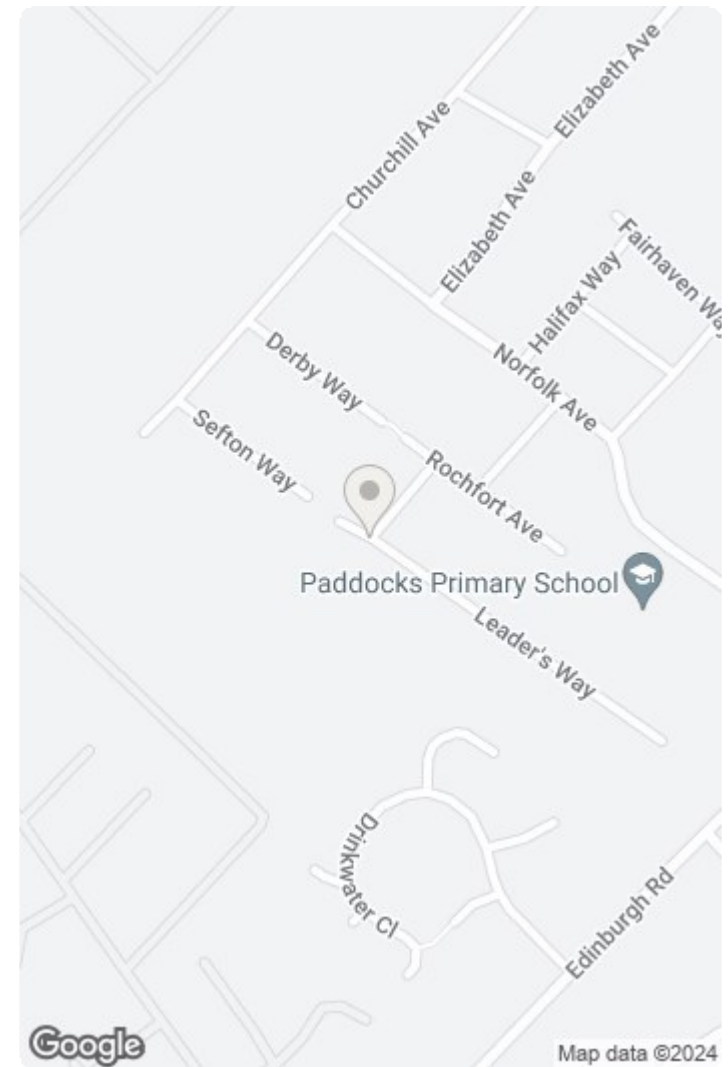


GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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