



**16 Brewers Lane**  
**Newmarket, Suffolk CB8 7FH**  
**Guide Price £299,999**



## 16 Brewers Lane, Newmarket, Suffolk CB8 7FH

A superbly positioned three bedroom family home located within walking distance of the town centre, local schools and amenities. Close to transport links.

Comprising generous entrance hall, cloakroom, kitchen/ breakfast room and 20ft lounge / dining room. To the first floor are three double bedrooms and a family bathroom.

Externally offering a fully enclosed garden. Insulated outbuilding/shed. And three allocated parking bays.

Council Tax: C  
EPC: D

### Accommodation Details

Front door opening to:

#### Entrance Hall

With doors to living room and kitchen.

#### Cloakroom

Suite comprising wall mounted wash hand basin, low level WC, tiled splash back, ceramic tiled floor, door to under stairs storage cupboard and window to the side aspect.

#### Kitchen / Breakfast Room 9'1" x 8'2" (2.77m x 2.49m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap and drainer over, built in oven with four ring hob and extractor fan over,

ceramic tiled flooring, integrated dishwasher, space for washing machine, space for table and chairs, space for fridge/freezer and window to the front aspect.

#### Living / Dining Room 20'0" x 11'10" (6.12m x 3.61m)

With wood effect flooring, two windows to the rear aspect, glazed door opening to rear garden and staircase rising to the first floor.

#### First Floor Landing

With access and doors to all rooms. Access to loft space. Window to the side aspect.

#### Bedroom 1 11'10" x 11'6" (3.61m x 3.51m)

With window to the rear aspect, radiator.

#### Bedroom 2 11'6" x 9'10" (3.51m x 3.00m)

With window to the front aspect, radiator.

#### Bedroom 3

With built in desk and window to the rear aspect, radiator.

#### Bathroom

Suite comprising panel sided bath with shower over, pedestal wash hand basin built into vanity storage unit, low level WC, window to the front aspect.

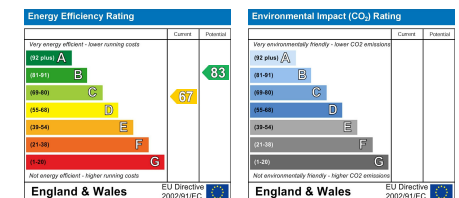
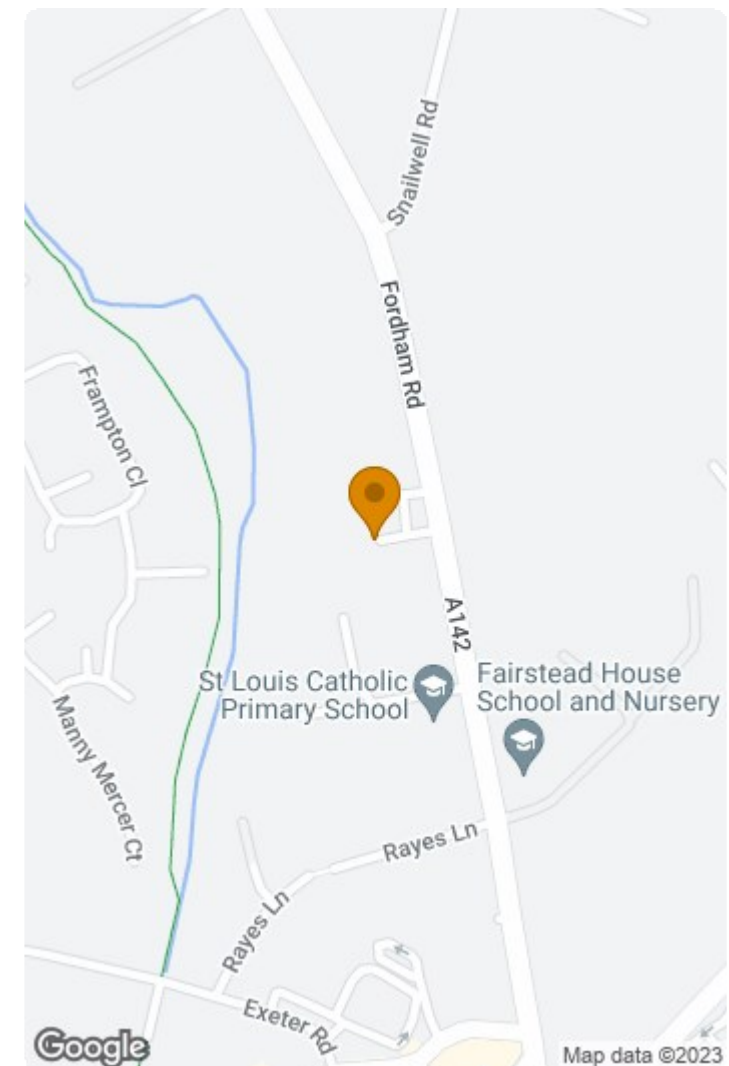
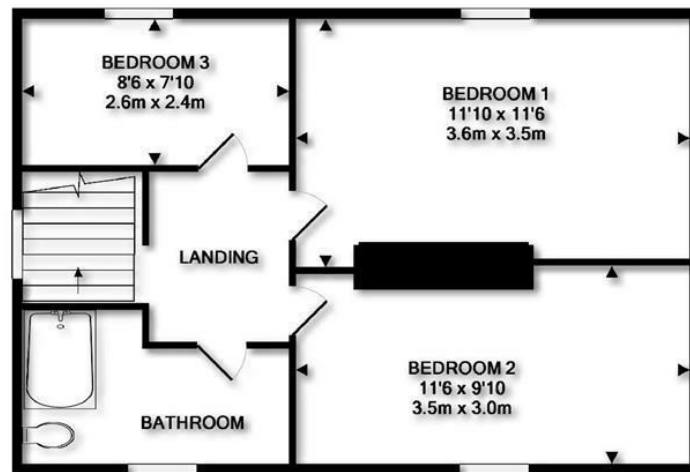
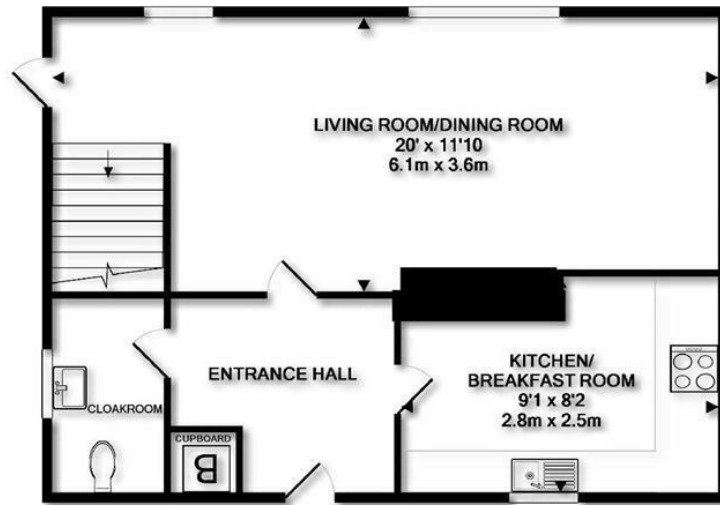
#### Outside - Front

Small frontage enclosed by picket fence. 3 allocated parking bays.

#### Outside - Rear

Laid to lawn with curved wall to the rear boundary. Outbuilding/Insulated shed.





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