



Ferneley Crescent
Newmarket, CB8 0GW
Guide Price £300,000

MA

Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Ferneley Crescent, Newmarket, CB8 0GW

Superbly presented throughout, including a recently fitted Wren kitchen, this 4 bedroom home offers excellent living space.

With entrance hall, cloakroom, living room and kitchen/dining room on the ground floor and 4 bedrooms and family bathroom to the first floor.

Externally the property benefits from an enclosed garden with parking space and electric charger point to the side of the property.

A must to view to appreciate the space and quality of this home.



Entrance Hall

With Composite entrance door, built in cupboard, stairs leading to first floor and door leading through to:

Living Room 16'0" x 12'6" (4.90 x 3.82)

Spacious living room with TV connection point, radiator and access to the garden to the rear aspect.

Kitchen 19'6" x 16'4" (5.95 x 4.98)

Recently redesigned with a Wren kitchen incorporating both eye and base level storage units with working tops over, range oven with 5 gas burner hob and extractor fan, integrated fridge/freezer, stainless steel sink and breakfast bar.

Cloakroom 7'5" x 5'1" (2.27 x 1.56)

With low level WC, wash hand sink basin with vanity, radiator and window to the front aspect.

Bedroom 1 16'11" x 13'5" (5.17 x 4.09)

With radiator and window to the front aspect.

Bedroom 2 10'7" x 9'11" (3.24 x 3.04)

With radiator and window to the rear aspect.

Bedroom 3 10'7" x 10'4" (3.24 x 3.17)

With radiator and window to the side aspect.

Bedroom 4 9'11" x 7'10" (3.04 x 2.40)

With radiator and window to the front aspect.

Bathroom 7'8" x 6'9" (2.35 x 2.07)

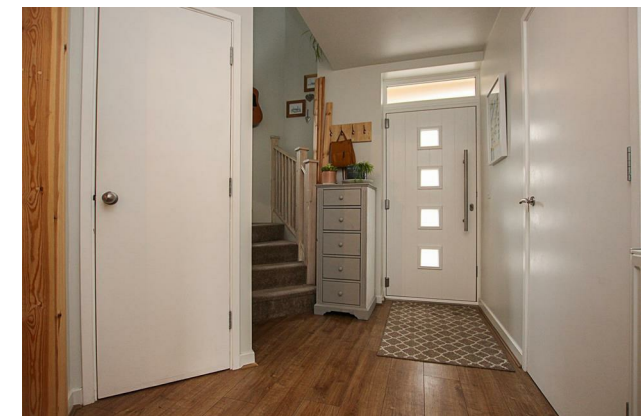
With low level WC, pedestal basin and bath.

Outdoor - Rear

Enclosed rear garden laid mostly to lawn with gravelled seating area, garden shed, flower and shrub beds, outside light and tap and gated access to the rear of the property.

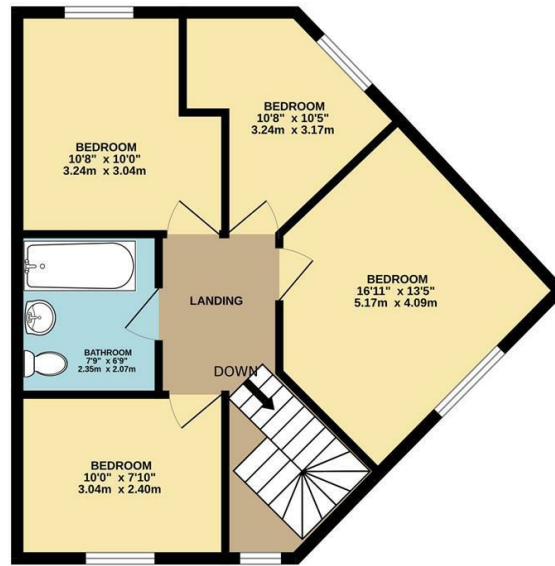
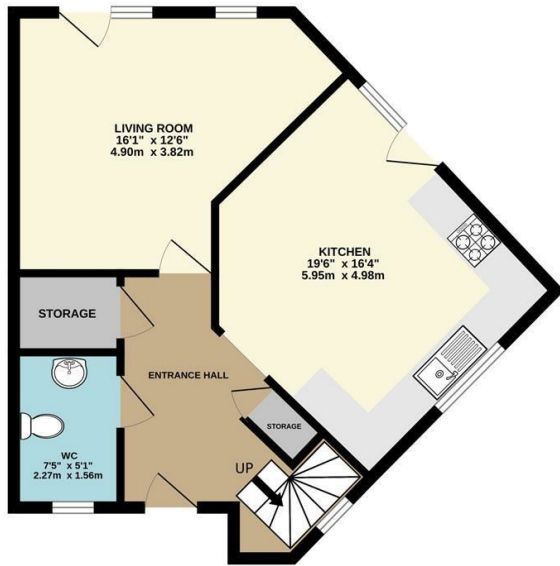
Outdoor - Front

Set back from the road with outdoor lighting, electric charging point and parking to the side of the property.



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

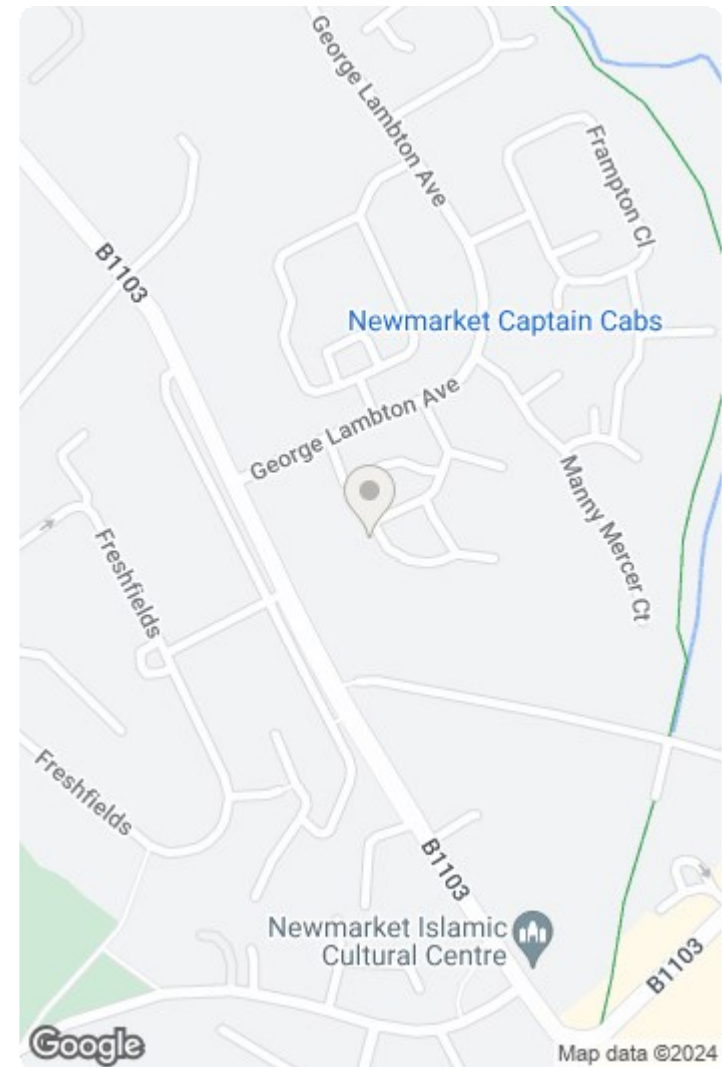
1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1 FERNELEY CRESCENT, CB8 0GW

TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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.
Made with Metropix ©2023



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	

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.

