



Paget Place
Newmarket, Suffolk CB8 7DR
Guide Price £540,000

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A superb modern and detached bungalow set within this well regarded and highly sought after residential area and within easy reach of the town centre and an appealing mix of restaurants.

Greatly improved and updated in recent months, the property has undergone a rolling programme of improvements including a brand new kitchen and utility room. The impressive accommodation includes a spacious entrance hall, living room, re-fitted kitchen/dining room, four good size double bedrooms (en-suite to the master) and a family bathroom. Benefiting from a recently installed gas boiler and double glazing throughout.

Externally the property offers a lovely mature and fabulous size rear garden, garage and additional parking.

No chain and viewing is highly recommended.

EPC (TBC)
Council Tax Band E (West Suffolk)

Accommodation Details

Porch

Door to entrance hallway.

Entrance Hall

Storage cupboard, doors and access through to:

Living Room 18'0" x 11'8" (5.49m x 3.56)

Television connection point, wall and ceiling light fixtures, radiator's, carpeted flooring and glazed window to the front aspect.

Kitchen/Dining Room 16'6" x 16'4" (5.05m x 4.99m)

With recently fitted storage units with wooden

work tops over, space and plumbing for fridge freezer and dishwasher, built in oven with gas hob over, tiled splash back areas, kitchen island with stainless steel sink and drainer with mixer tap, radiator, wooden laid flooring and glazed window to the side and rear aspect.

Utility Room 14'9" x 4'11" (4.51m x 1.50m)

Fitted with base and eye level storage units with work surfaces over, space and plumbing for washing machine and tumble dryer, stainless steel sink with mixer tap, tiled splash back areas, laid wooden flooring and glazed window to the side aspect.

Master Bedroom 16'2" x 11'4" (4.94m x 3.47m)

Dual aspect room with double glazed windows to side and rear aspects, radiator, carpeted flooring, door to ensuite.

Ensuite 10'9" x 4'9" (3.30m x 1.46m)

Four piece suite comprising low level WC, hand wash basin and shower cubicle, part tiled walls, radiator, obscured double glazed window to the side aspect.

Hallway

Storage cupboard, French doors opening out to rear garden, door to dressing room.

Dressing Room 8'7" x 7'4" (2.62m x 2.25m)

Double fitted wardrobe, radiator, double glazed window to the side aspect.

Bedroom 2 12'2" x 8'4" (3.71m x 2.55m)

Fitted wardrobe, radiator, carpeted flooring, double glazed window to the side aspect.

Bedroom 3 10'2" x 8'7" (3.10m x 2.63m)

Double fitted wardrobe, radiator, carpeted flooring, double glazed window to the rear aspect.

Bedroom 4 / Study 12'2" x 8'7" (3.71m x 2.64m)

Radiator, double glazed bay window to the front aspect.

Bathroom 7'1" x 3'8" (2.17m x 1.14m)

Recently fitted bathroom comprising of low level WC, wash hand sink basin with vanity under, panelled bath, tiled walls and flooring, heated towel rail and window to the rear aspect.

Outside - Front

The front garden is laid to lawn with pathway to the property entrance, driveway leading up to garage providing off road parking, gated access to the rear garden at the side of the property.

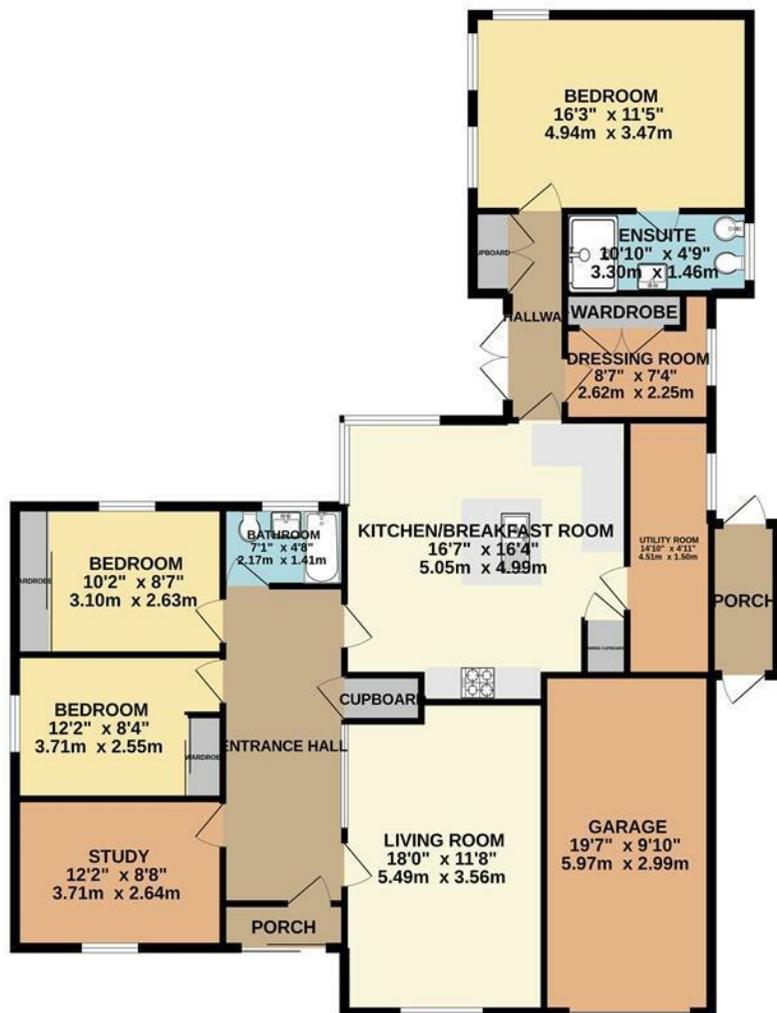
Outside - Rear

Enclosed rear garden laid mainly to lawn, bordered with a variety of plants, shrubs and tree's, timber summer house and shed, patio area offering space for outdoor seating,

Garage 19'7" x 9'9" (5.97m x 2.99m)

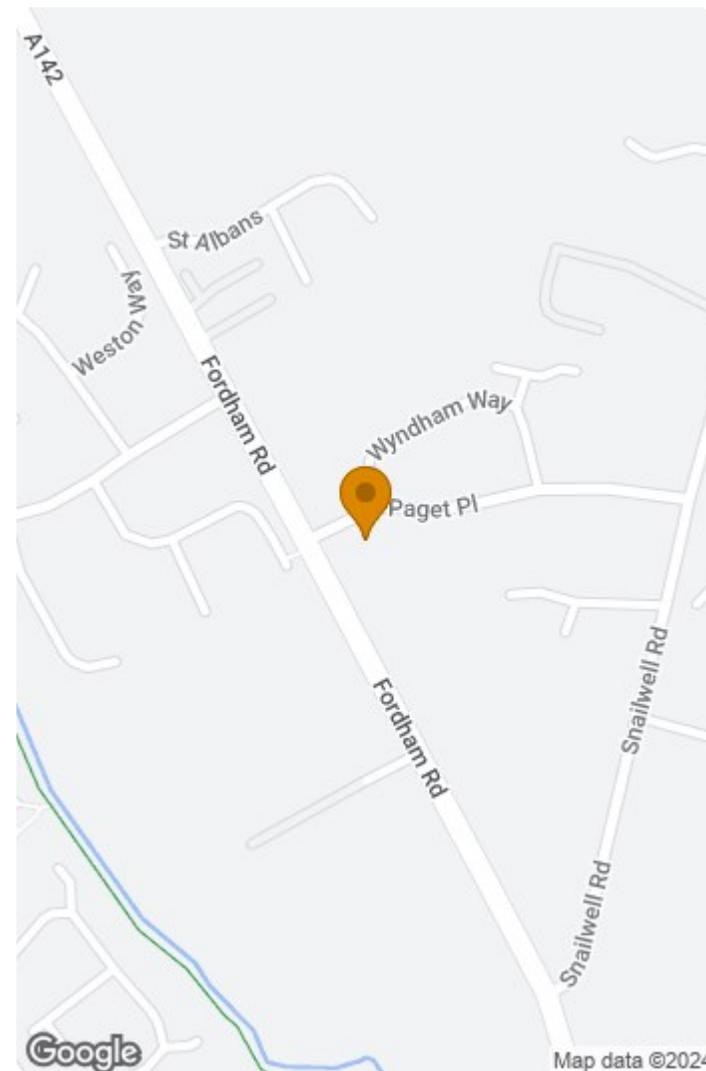
Up and over door, power and lighting.

GROUND FLOOR
1618 sq.ft. (150.3 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

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

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