



**Rowley Drive**  
**Newmarket, CB8 0NH**  
**Guide Price £260,000**



## Rowley Drive, Newmarket, CB8 0NH

**\*\*CASH PURCHASE ONLY\*\***

An established semi-detached family home standing within this popular residential area and located on the fringes of the town centre.

Offering generous size rooms throughout, this property offers accommodation to include entrance hall, living room, dining room, conservatory, refitted kitchen, lobby, utility room, three bedrooms and a family bathroom.

Externally the property offers sizeable mainly west facing gardens and extensive raise decking area.

EPC A

Council Tax A (West Suffolk)

### Entrance Hall

With staircase rising to the first floor, radiator and door through to the:

### Kitchen 12'5" x 8'11" (3.79 x 2.73)

With both eye and base level fitted storage units with working tops over, integrated double oven and fridge/freezer, electric hob with extractor hood over, inset sink with mixer tap, tiled splashback areas and windows to the rear aspect.

### Dining Room 9'5" x 8'11" (2.89 x 2.73)

With radiator and arch through to the:

### Living Room 14'11" x 11'9" (4.56 x 3.59)

With feature fireplace and wooden mantle, TV connection point, radiator and window to the front aspect.

### Conservatory 10'0" x 9'5" (3.06 x 2.89)

With double glazed windows and rear door out to the garden.

### Utility Room 9'7" x 7'1" (2.94 x 2.16)

With both eye and base level storage units and working tops over, space and plumbing for washing machine and fridge, window to the side aspect.

### Lobby

With tiled flooring and door to the front and side aspect.

### First Flooring Landing

With window to the side aspect.

### Bedroom 1 12'0" x 11'9" (3.66 x 3.59)

With fitted wardrobes, storage cupboard, radiator and window to the front aspect.

### Bedroom 2 12'0" x 8'11" (3.66 x 2.73)

With storage cupboards, radiator and windows to the rear aspect.

### Bedroom 3 9'4" x 7'9" (2.87 x 2.37)

With fitted wardrobe, radiator and window to the front aspect.

### Bathroom 7'7" x 5'1" (2.32 x 1.57)

Three piece suite comprising of low level WC, shower cubicle, wash hand sink basin with mixer tap and window to the rear aspect.

### Outside - Front

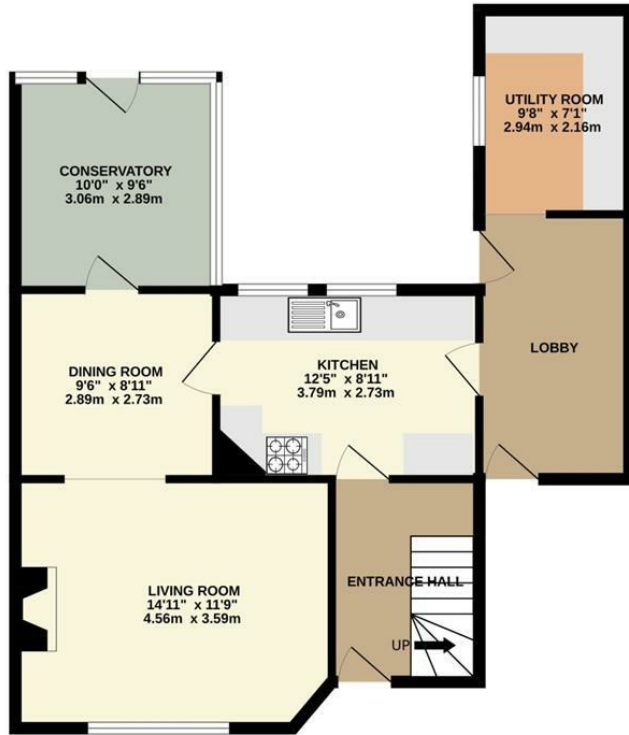
Front garden laid to lawn with a variety of mature plants and shrubs, pathway leading to front door, access to rear garden.

### Outside - Rear

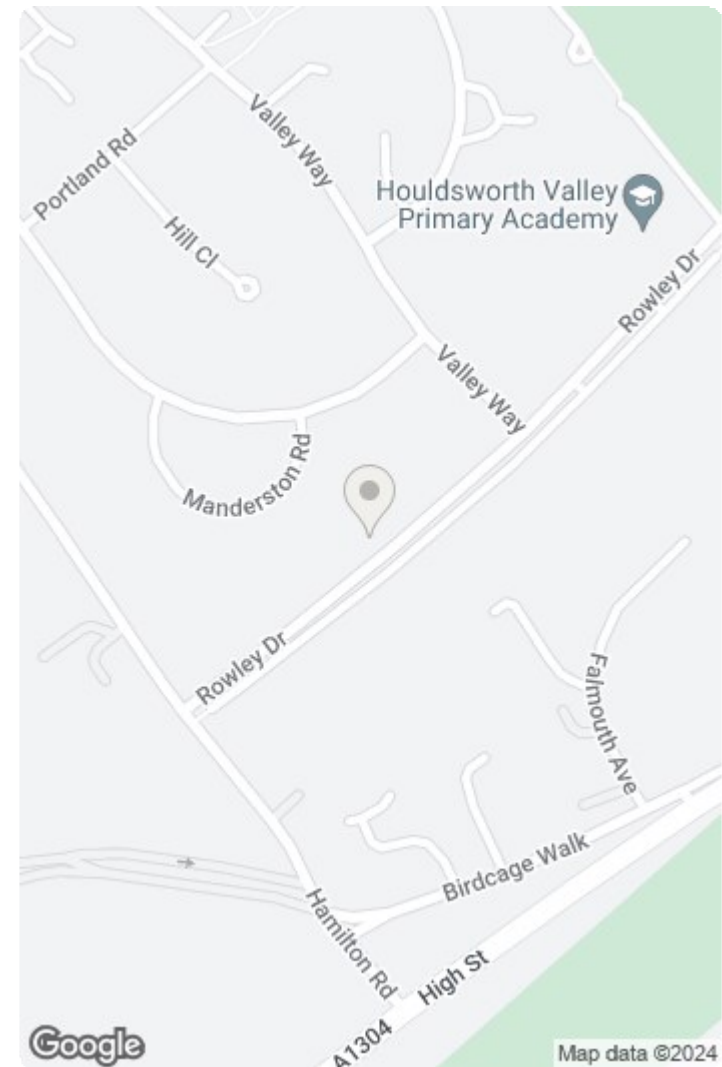
Fully enclosed rear garden predominantly laid to lawn with a variety of mature plants and shrubs, large patio area with steps down to lawn and timber garden shed.



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



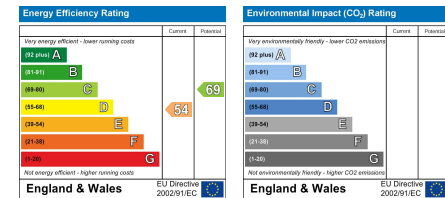
1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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.  
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