



Peterhouse Drive
Newmarket, Suffolk CB8 8AT
£499,995

MA
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Peterhouse Drive, Newmarket, Suffolk CB8 8AT

A modern and detached family home standing within this sought after development and positioned in striking distance of a well regarded primary school.

Recently updated and improved, the property offers accommodation to include an entrance hall, living room/dining room, re-fitted kitchen with built-in appliances, utility room, four generous size bedrooms (two en-suite) and a re-fitted bathroom.

Externally the property offers an extensive driveway, integral garage, useful outbuilding and a fully enclosed South West facing garden.

No chain – viewing recommended.

EPC (C)
Council Tax E (East Cambridgeshire)

Porch

With storage cupboard and door through to the:

Reception Hall

Laid wooden style flooring, radiator, staircase rising to the first floor and door through to the:

Sitting/Dining Room

Generous sized sitting/dining room with featured fireplace, laid wooden flooring, radiator, TV connection point, window to the front aspect and bi-folding doors out to the rear garden.

Kitchen 17'3" x 8'11" (5.28 x 2.74)

Fitted with a range of matching eye and base level storage units and working tops over, under mounted sink with mixer tap and tiled splashback areas. Integrated appliances including gas burner hob with extractor hood

above, double oven and fridge/freezer. Windows to the rear aspect and side door.

WC

Low level WC, wash basin with vanity cupboard under, heated towel rail and obscured window to the side aspect.

Utility Room 10'2" x 7'0" (3.12 x 2.14)

Fitted with base level storage units, inset sink with mixer tap, storage cupboards and door through to the garage.

First Floor Landing

Access through to bedrooms.

Bedroom 1 14'7" x 12'0" (4.45 x 3.67)

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

Bedroom 2 12'9" x 12'1" (3.91 x 3.70)

Double bedroom with fitted wardrobes, radiator, window to the front aspect and door through to the:

Ensuite

Three piece suite comprising of a concealed WC, wash basin with vanity cupboard under, enclosed shower cubicle, storage cupboards and window to the front aspect.

Bedroom 3 10'3" x 10'1" (3.13 x 3.08)

With radiator, window to the front aspect and door through to the:

Shower Room

Three piece suite comprising of a concealed WC, wash basin, enclosed shower cubicle, tiled walls and obscured window to the side aspect.

Bedroom 4 9'0" x 8'4" (2.75 x 2.56)

Radiator and window to the rear aspect.

Bathroom 8'11" x 8'8" (2.73 x 2.65)

Luxury bathroom suite comprising of a concealed WC, double sinks with vanity cupboards under, panelled bath, enclosed shower cubicle, part tiled walls, heated towel rail and obscured window to the rear aspect.

Outside - Front

Extensive bloc paved driveway with embedded shrubs and side pedestrian gate.

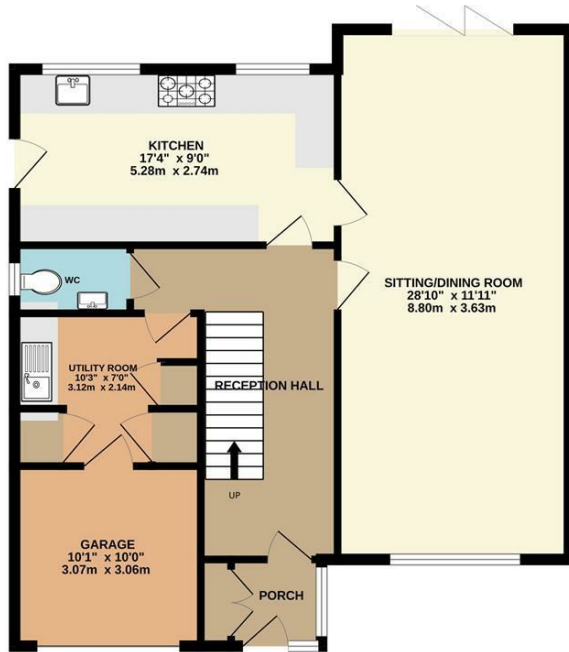
Garage 10'0" x 10'0" (3.07 x 3.06)

With up and over door.

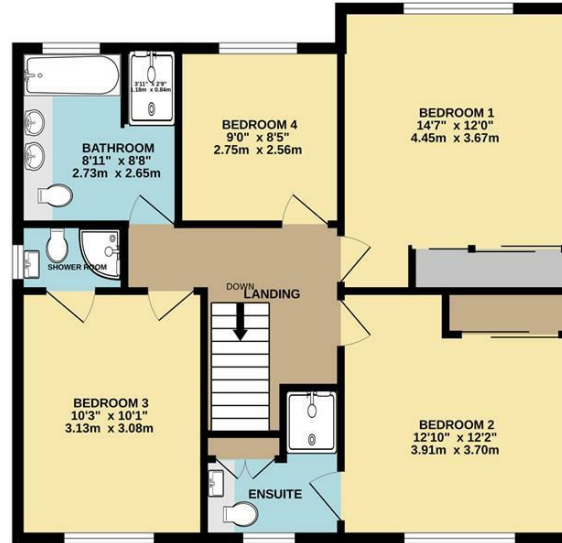
Outside - Rear

Well landscaped South West facing garden fully enclosed by timber fencing, raised decked seating area, paved area and two timber garden sheds.

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

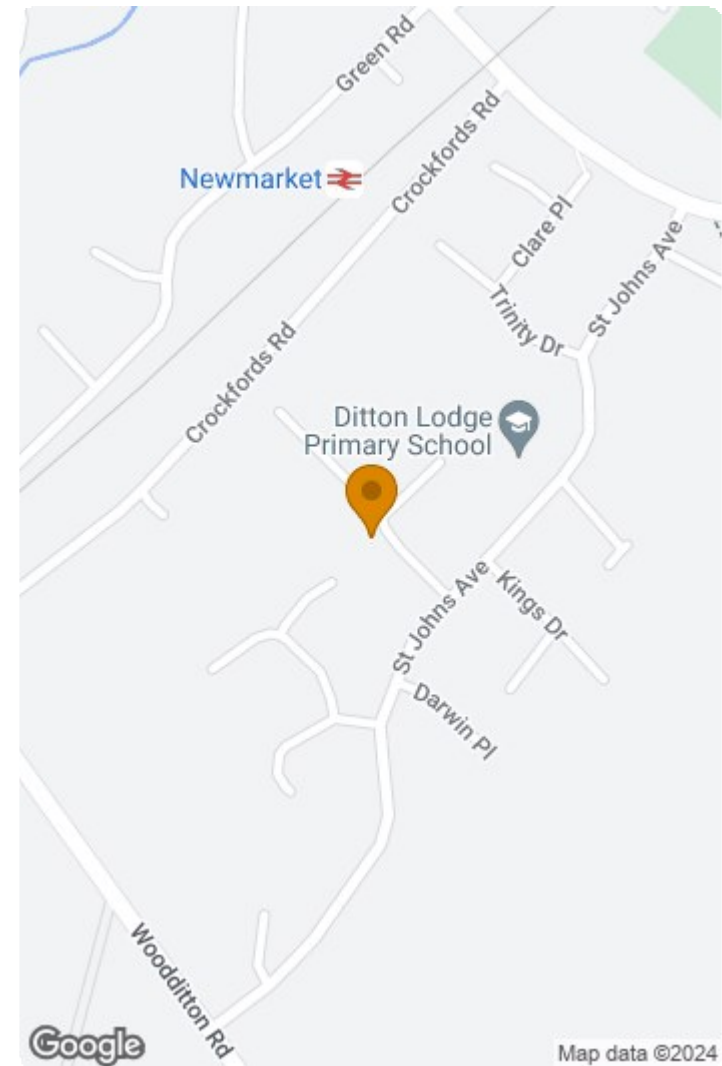


1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	81		
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (54-68)</p> <p>E (39-53)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (10-15)</p> <p>B (16-20)</p> <p>C (21-25)</p> <p>D (26-30)</p> <p>E (31-35)</p> <p>F (36-40)</p> <p>G (41-45)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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