



**Duchess Drive**  
**Newmarket, CB8 8AJ**  
**Offers In Excess Of £500,000**



## Duchess Drive, Newmarket, CB8 8AJ

A substantial detached family home extending over 2700 sq ft and set at the end of a private driveway and located within a highly regarded residential area.

This individually detached family home offers impressive and versatile rooms and boasts accommodation to include an entrance hall, two living rooms, dining room, kitchen, utility, conservatory, four good sized bedrooms and two bathrooms.

EPC (E)

Council Tax E (East Cambs)

### Accommodation Details:

Entrance door through to the:

#### Entrance Hall

Window to the front aspect and door through to the:

#### Hallway

Staircase rising to the first floor and door through to the:

#### Living Room 26'10" x 13'2" (8.20 x 4.02)

TV connection point and radiator.

#### Kitchen 18'6" x 9'1" (5.65 x 2.77)

Fitted with both eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap, tiled splash backs areas, integrated oven and gas burner hob, radiator, window and door to the side aspects.

#### Dining Room 12'3" x 8'2" (3.74 x 2.49)

Windows to the front aspect and French doors out to the rear garden.

#### Utility Room 7'8" x 5'10" (2.34 x 1.80)

Space and plumbing for washing machine and window to the rear aspect.

#### Bathroom 8'7" x 6'0" (2.63 x 1.85)

Three piece suite comprising of a low level WC, wash basin, panel bath and window to the rear aspect.

#### WC 9'3" x 8'7" (2.83 x 2.63)

Low level WC, wash basin, enclosed shower cubicles and window to the rear aspect.

#### Living Room 18'1" x 12'11" (5.53 x 3.95)

Radiator and window to the front aspect.

#### Bedroom 1 12'6" x 11'11" (3.82 x 3.65)

With radiator.

#### First Floor Landing

Window to the rear aspect and door through to the:

#### Bedroom 2 18'1" x 14'8" (5.53 x 4.48)

Two storage cupboards, radiator, Velux window and window to the front aspect.

#### Bedroom 3 12'7" x 10'10" (3.85 x 3.31)

Storage cupboard and radiator.

#### Bathroom 12'9" x 6'11" (3.89 x 2.12)

Three piece suite comprising of a low level WC, wash basin, panel bath with shower attachment, storage cupboard and Velux window.

#### Garage 17'1" x 14'6" (5.22 x 4.43)

With metal up and over door and storage cupboard, door through to:

#### Storage Room 15'2" x 11'10" (4.62m x 3.61m)

With staircase leading to bedroom 4 and double doors through to:

#### Conservatory 26'10" x 13'2" (8.20 x 4.02)

Fully glazed windows surrounding, radiator and French doors out to the rear garden.

#### Bedroom 4 19'5" x 14'6" (5.94 x 4.43)

With storage cupboard, radiator and Velux window.

#### Outside - Front

Gravelled driveway leading up to the property and garage as well as a generous amount of space for parking. Arch way through to the side garden.

#### Outside - Rear

Rear garden filled with a variety of mature shrubs and trees and outdoor lighting.

#### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - E (East Cambridgeshire)

Property Type - Detached  
Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan

Square Meters - 229

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Not at present  
Broadband Type - Ultrafast available,  
Max 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

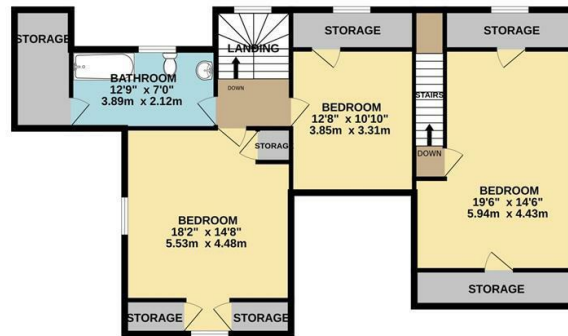
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR  
1873 sq.ft. (174.0 sq.m.) approx.



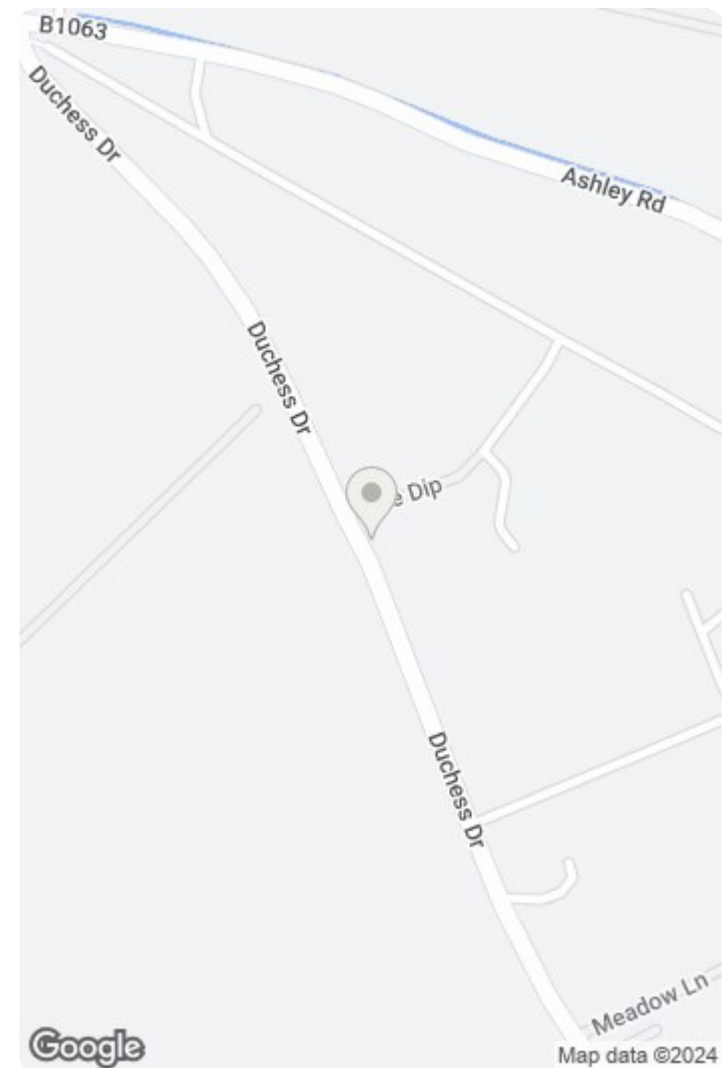
1ST FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



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TOTAL FLOOR AREA : 2906 sq.ft. (270.0 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			
G			
Not energy efficient - higher running costs			
England & Wales		79	46
	EU Directive 2002/91/EC		

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

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