



**Ferndale Close**  
**Newmarket, CB8 7DZ**  
**Guide Price £685,000**

## **Ferndale Close, Newmarket, CB8 7DZ**

A superb opportunity to purchase a substantial modern and detached family home standing towards the end of a quiet and peaceful cul-de-sac and offering outstanding views to the rear.

This impressive property has been cleverly extended by the current owners and offers comfortable and flexible accommodation throughout. Accommodation includes a living room, study, dining room, kitchen/breakfast room, five bedrooms (en-suite to the master bedroom) and a family bathroom.

Externally the property offers delightful landscaped part walled gardens to the rear, substantial garden store room, (potential to convert into further extensive accommodation) and off road parking.

Outstanding family home in superb residential area – viewing is recommended.

Council Tax F (West Suffolk)  
EPC (D)

### **Accommodation Details:**

Double glazed front entrance door through to the:

#### **Entrance Hall**

With laid parquet flooring, staircase rising to the first floor with under storage and a further storage cupboard.

#### **Living Room 20'9" x 10'10" (6.34 x 3.31)**

Spacious living room with parquet wood flooring, TV connection point, radiator, bay window to the front aspect and French doors out to the garden.

#### **Kitchen/Breakfast Room 21'9" x 13'7" (6.64 x 4.15)**

Fitted with a range of matching eye and base level storage units and granite work surfaces over, inset Belfast sink with mixer tap, Rangemaster with 6 ring gas hob and extractor hood above, space and plumbing for American fridge/freezer, dishwasher and free standing wine cooler. Cupboard housing gas boiler, engineered wood flooring with under floor heating, window to the front and side aspect and side door leading outside.

#### **Dining Room 11'0" x 10'8" (3.36 x 3.26)**

Laid parquet flooring, radiator and window to the rear aspect.

#### **Study 11'0" x 7'10" (3.36 x 2.41)**

Laid parquet flooring, radiator and window to the rear aspect.

#### **Utility Room 14'10" x 6'9" (4.53 x 2.06)**

Fitted with eye and base level storage units and working surfaces over, inset sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, engineered wood flooring and window to the rear aspect.

#### **Cloakroom**

Low level WC, pedestal wash basin and window to the front aspect.

#### **First Floor Landing**

Airing cupboard and window to the front aspect.

#### **Bedroom 1 14'6" x 11'1" (4.43 x 3.39 )**

Double bedroom with radiator, two windows to the rear aspect and door through to the:

#### **Ensuite**

Three piece suite comprising of a low level WC, pedestal wash basin, double walk-in power shower cubicle with a Raindance style head, tiled walls and window to the side aspect.

#### **Bedroom 2 14'2" x 11'1" (4.32 x 3.38 )**

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

#### **Bedroom 3 14'5" x 10'4" (4.41 x 3.15 )**

Radiator and window to the front aspect.

#### **Bedroom 4 11'1" x 6'6", 311'8" (3.39 x 2.95 )**

Radiator and window to the front aspect.

#### **Bedroom 5 11'1" x 8'5" (3.38 x 2.57)**

Radiator and window to the rear aspect.

#### **Bathroom**

Four piece white suite comprising of a low level WC, pedestal wash basin, panelled bath, walk-in power shower, tiled walls, heated towel rail and obscured window to the side aspect.

#### **Outside - Rear**

Well landscaped garden accompanied by a variety of mature flowers and shrubs, greenhouse, outside tap, paved patio area and an addition decked area.

#### **Outside - Front**

Front garden area mostly laid to lawn with flower borders and pathway to the front entrance. Bloc paved driveway and side pedestrian gate.

#### **Garden Store 16'10" x 16'3" (5.15 x 4.96)**

Power and lighting, attic storage, and window to the front and rear aspect. Potential to convert into further extensive accommodation.

### **PROPERTY INFORMATION**

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - F (West Suffolk)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 207SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available, Max 100Mbps download, 100Mbps upload

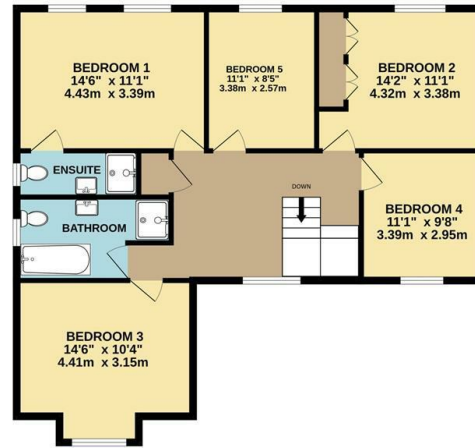
Mobile Signal/Coverage – Good

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

GROUND FLOOR  
1292 sq.ft. (120.0 sq.m.) approx.

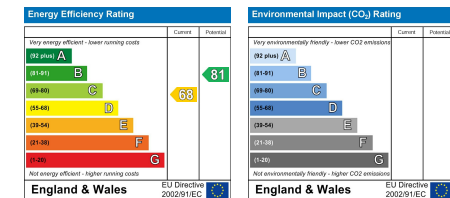
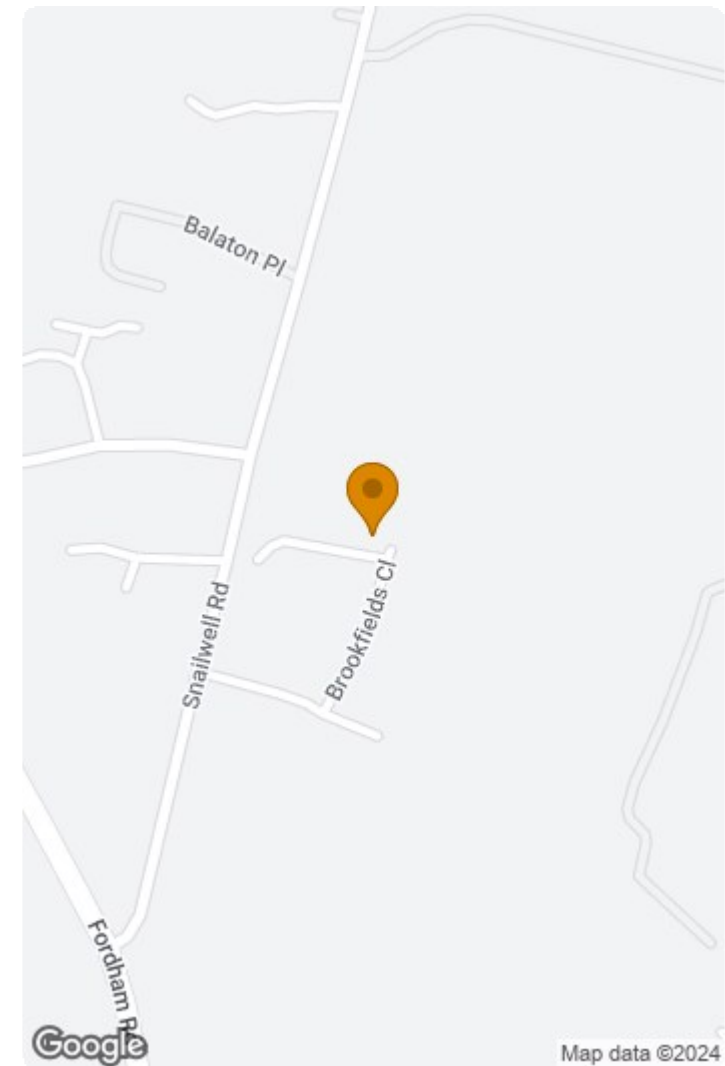


1ST FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2228 sq.ft. (207.0 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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