



**Lark Hill**  
**Newmarket, CB8 8RT**  
**Guide Price £550,000**

## Lark Hill, Newmarket, CB8 8RT

A rather special modern and detached bungalow perfectly set within this picturesque and highly regarded village and standing on a generous size plot with some delightful views to rear overlooking local farmland.

Stylishly presented and fully updated by the current owners, this property has been improved in recent years and boasts accommodation to include entrance hall, sizeable living room/dining room with wood burner, refitted kitchen, three double bedrooms (en-suite to master) and a refitted family bathroom.

Externally the property offers delightful extensive garden, ample parking for up to 4 cars and garage facilities.

NO CHAIN

Council Tax D (West Suffolk)

EPC (D)

### Accommodation Details:

Double glazed door leading through to the:

#### Entrance Hall

Laid wooden flooring, boiler room, storage cupboard, radiator and door through to the:

#### Living Room 24'5" x 18'5" (7.45 x 5.63 )

Generous sized living room with featured modern efficient room sealed wood burner, laid wooden flooring, TV connection point, radiators, flush dimmable LED lighting, window to the side aspect, two sets of doors out to the rear garden and double doors through to the:

#### Kitchen 18'5" x 9'0" (5.63 x 2.75 )

Modern fitted kitchen with a range of both eye and base level storage units with solid granite surfaces over, granite splashbacks, ceramic sink with mixer tap, 6 ring gas range oven with extractor hood above, integrated dishwasher and washing machine, space for fridge/freezer, laid wooden flooring, window and external door to the side aspect and door through to the main hallway leading to:

#### Master Bedroom 16'2" x 9'10" (4.95 x 3.00)

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

#### Ensuite 7'4" x 6'3" (2.24 x 1.92 )

Three piece suite comprising of a low level WC, wash basin with vanity under, low profile walk-in shower with glass screen, chrome heated towel rail, part tiled walls, granite surfaces and window ledge, tiled flooring and obscured window to the front aspect.

#### Bathroom 9'0" x 8'5" (2.75 x 2.57 )

Three piece bathroom suite comprising of a low level WC, wash basin with vanity under, panelled bath with shower attachment, part tiled walls, granite surfaces and window ledges, chrome heated towel rail, tiled flooring and obscured windows to the side aspect.

#### Bedroom 2 10'11" x 10'7" (3.35 x 3.23 )

Double bedroom with overhead storage cupboards, radiator and window to the side aspect.

#### Bedroom 3 10'11" x 10'7" (3.35 x 3.23)

With overhead storage cupboards, radiator and window to the side aspect.

#### Outside - Front

Predominately laid to shingle front shrub bed with with curved path to side aspect and driveway leading up to the garage and proving parking for up to 4 cars. Pathway leading up the front entrance accompanied by shrubs and flower.

#### Outside - Rear

Well landscaped private rear garden bounded by mature hedging. Mostly laid to lawn with a variety of trees and shrubs, block paved patio area, outdoor lighting, side access and wide aspect views to to open fields.

#### Garage 18'6" x 9'0" (5.66 x 2.76 )

With remote controlled electric up and over main door, window to the rear aspect and side door accessed via patio.



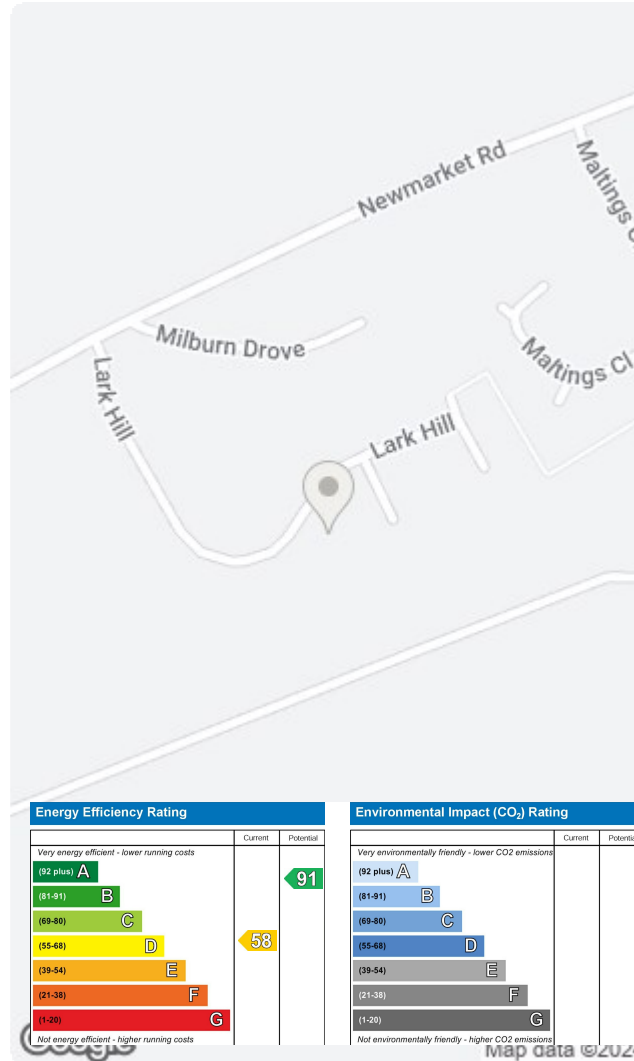
GROUND FLOOR  
1450 sq.ft. (134.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1450 sq.ft. (134.7 sq.m.) approx.

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