



Glebe Drive
Newmarket, CB8 7FQ
Offers In Excess Of £375,000

Glebe Drive, Newmarket, CB8 7FQ

A recently constructed modern and detached family home set within the outskirts of this popular village.

Well planned and beautifully decorated, the property offers accommodation to include an entrance hall, living room, impressive kitchen/dining/family room, cloakroom, three generous size bedrooms (en-suite to master) and a family bathroom.

Externally the property offers a fully enclosed rear garden and sizeable driveway with garage facilities.

Viewing is a must.

EPC (B)
Council Tax D (West Suffolk)



Accommodation Details:

Storm canopy and double glazed front entrance door through to the:

Entrance Hall

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

Kitchen/Dining/Family Room 23'3" x 11'8" (7.09 x 3.58)

Modern fitted kitchen with matching eye and base level storage units and working surfaces over, under mounted sink with mixer tap, integrated appliances to include oven and four-ring gas burner hob with extractor hood above, fridge/freezer, washing machine and dishwasher. Laid wooden style flooring, radiator, window and French style doors with integrated blinds to the rear aspect.

Living Room 14'4" x 11'8" (4.37 x 3.58)

With TV connection point, radiator and dual aspect windows to the front aspect.

WC 5'2" x 3'9" (1.59 x 1.15)

Low level WC, pedestal wash basin, part tiled walls, radiator and window to the front aspect.

First Floor Landing

With access to boarded loft.

Bedroom 1 14'4" x 8'9" (4.37 x 2.69)

Double bedroom with built in wardrobes, radiator, two windows to the front aspect and door through to the:

Ensuite

Three piece suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle, heated towel rail, part tiled walls and obscured window to the front aspect.

Bedroom 2 11'5" x 8'2" (3.48 x 2.50)

With built in wardrobes, radiator and window to the rear aspect.

Bedroom 3 9'3" x 8'0" (2.84 x 2.46)

With radiator and window to the rear aspect.

Bathroom

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath with wall mounted shower and glass screen, heated towel rail, part tiled walls and obscured window to the rear aspect.

Outside - Rear

Fully enclosed rear garden predominately laid to lawn with patio area and side pedestrian gate.

Outside - Front

Laid to lawn frontage area with shingled

driveway to the side of the property proving parking spaces for up to two vehicles.

Garage

With power and lighting and side pedestrian door.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 92

Parking - driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type - Ultrafast available - Max 1000Mbps download, 220Mbps upload

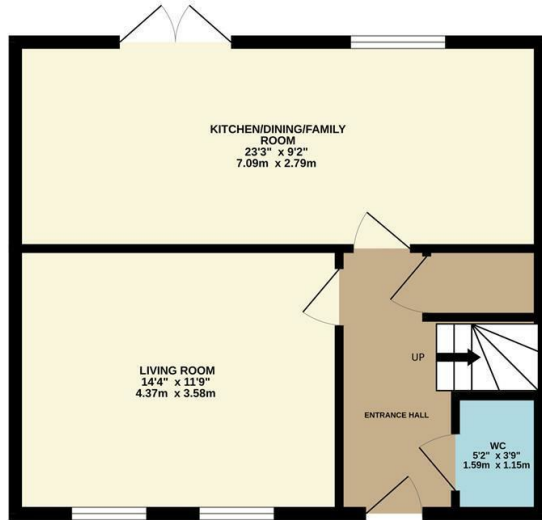
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

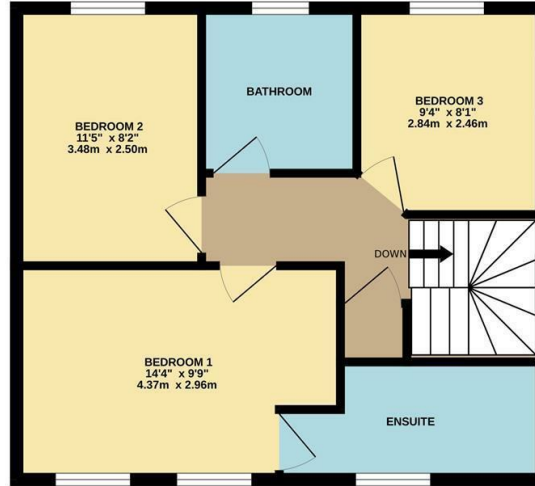
None that the seller is aware of



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

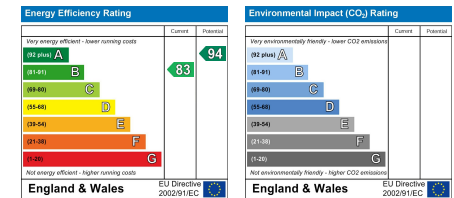
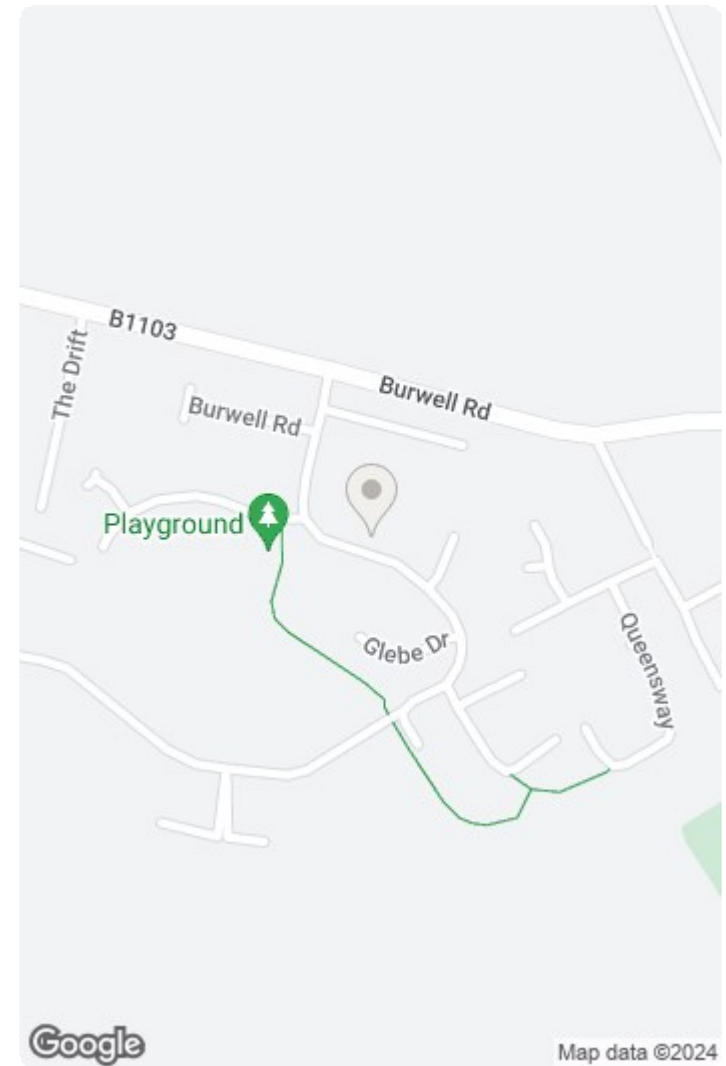


1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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