



Sefton Way
Newmarket, Suffolk CB8 0DB
Guide Price £425,000

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Recently renovated Four Bedroom detached home, nestling toward the end of a quiet Cul de Sac. Conveniently located upon the fringes of the town, and within walking distance of schools and amenities. With accommodation comprising Entrance Hall, Cloakroom, full width Living Room and Kitchen/Dining Room to the ground floor. Four Bedroom all boasting built in storage and Family Bathroom.

Externally the property includes a delightful tiered rear garden, with terraced seating areas. Deep frontage with Driveway Parking, Carport and Garage.

Council Tax D (West Suffolk)
EPC (D)

Accommodation Details:

Fully glazed door through to the:

Entrance Hall

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

Living Room 19'2" x 12'2" (5.86 x 3.73)

Generous sized living room with featured fireplace, TV connection point, radiator, laid wooden style flooring and sliding doors out to the rear garden.

Kitchen/Dining Room 19'4" x 9'9" (5.91 x 2.99)

Modern fitted kitchen with a range of matching eye and base level storage units with working surfaces over, undermounted

stainless steel sink with mixer tap, tiled splashback areas, integrated appliances to include, oven and four-ring gas burner hob, fridge/freezer, dishwasher, washing machine and tumble dryer. Laid wooden style flooring, radiator, windows to the front aspect and side external door.

WC 4'4" x 4'3" (1.34 x 1.30)

With low level WC, wash basin and window to the side aspect.

First Floor Landing

With access through to the bedrooms and bathroom.

Bedroom 1 10'0" x 9'11" (3.07 x 3.04)

Double bedroom with two sets of fitted wardrobes, radiator and newly installed window to the rear aspect.

Bedroom 2 10'3" x 9'9" (3.14 x 2.99)

Double bedroom with fitted wardrobe, radiator and newly installed window to the front aspect.

Bedroom 3 12'2" x 8'1" (3.73 x 2.48)

Double bedroom with fitted wardrobe, radiator and newly installed window to the rear aspect.

Bedroom 4 8'8" x 6'10" (2.66 x 2.10)

Fitted wardrobes, radiator and newly installed window to the front aspect.

Bathroom

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath, tiled walls and flooring, radiator and obscured window to the side aspect.

Outside - Rear

Fully enclosed terraced rear garden circa 50ft deep laid to lawn with a variety of shrubs and plants, paved patio area and side passage with gated access to the front of the property.

Outside - Front

Front garden laid to lawn with a variety of plants and shrubs, gated access to the rear garden, large drive leading to:

Carport & Garage

Large car port and single garage with up and over style door, sliding pedestrian door plus power and lighting.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 83SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected -

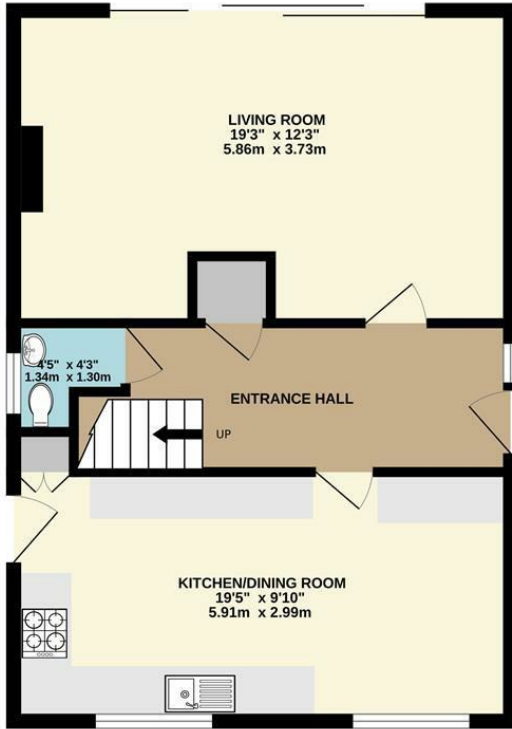
Broadband Type – Ultrafast available, Max

1000Mbps download, 100Mbps upload

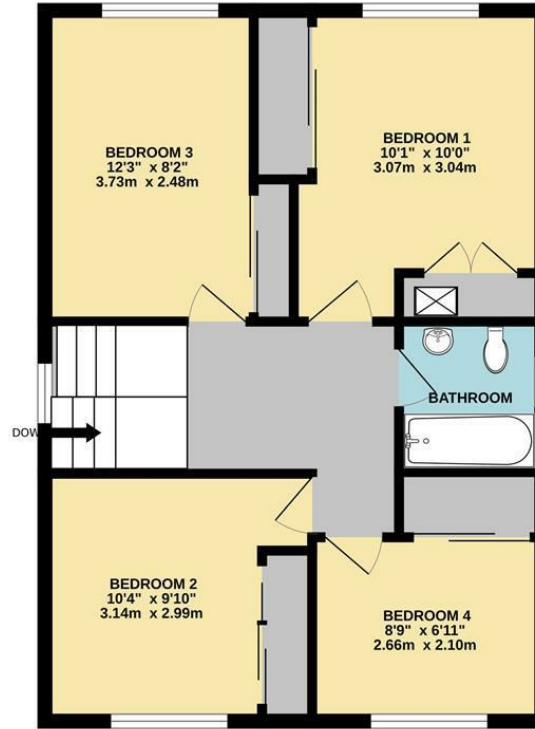
Mobile Signal/Coverage – Good

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

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

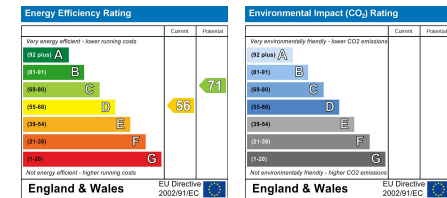
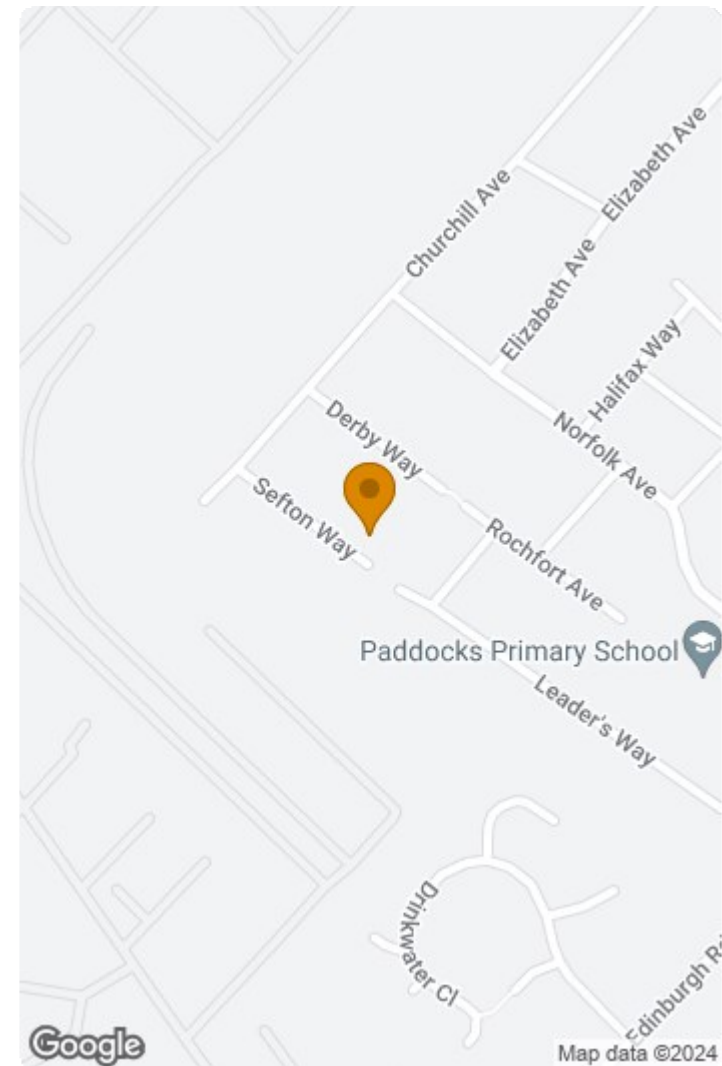


1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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