



Abernant Drive
Newmarket, CB8 0FH
Guide Price £389,950

Abernant Drive, Newmarket, CB8 0FH

A rather special modern townhouse superbly set within this gated development and perfectly located within striking distance of the town centre and an appealing mix of restaurants.

This impressive and immaculately presented property boasts spacious rooms over three floors and offers accommodation to include living room/family room, kitchen/dining room with built in appliances, sitting room, three double bedrooms (ensuite to master) second floor landing/study area and family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed mainly south facing landscaped rear garden and two allocated parking spaces.

Viewing highly recommended.

Council Tax D (West Suffolk)
EPC (C)

Accommodation Details:

Part glazed front door with storm porch leading through to:

Family Room 11'3" x 9'4" (3.43 x 2.87)

With TV connection point, radiator, staircase rising to the first floor and door through to the:

Kitchen/Dining Room 17'1" x 13'10" (5.21 x 4.22)

Fitted with a range of matching eye and base level storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap, integrated appliances to include a four-ring gas burner hob with extractor hood above, double oven, fridge/freezer and dishwasher. Tiled flooring, storage cupboard, window and French style doors out to the rear garden.

WC

Low level WC, wash basin and radiator.

First Floor Landing

With doors through to the sitting room and master bedroom.

Sitting Room 17'1" x 13'2" (5.21 x 4.02)

Spacious sitting room with TV connection point, radiator and windows to the front aspect.

Master Bedroom 10'0" x 9'11" (3.05 x 3.03)

Double bedroom with built-in storage cupboards, radiator, window to the rear aspect and door through to the:

Ensuite 7'1" x 4'8" (2.17 x 1.44)

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

2nd Floor Landing

Access to airing cupboard, three Velux windows and door through to:

Bedroom 2 13'3" x 9'11" (4.04 x 3.03)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 11'10" x 9'11" (3.61m x 3.02m)

Double bedroom with radiator and window to the rear aspect.

Bathroom 7'8" x 6'7" (2.35 x 2.01)

Modern fitted bathroom suite comprising of a low level WC, wash basin, panelled bath, heated towel rail and Velux window.

Outside - Front

Small paved area to the front surrounded by flint/brick wall and hedging, gated access to the development with resident parking.

Outside - Rear

Low maintenance fully enclosed rear garden with raised decking area and wooden pergola, variety of mature shrubs and flowers, outdoor tap and rear pedestrian gate leading to the allocated parking.

PROPERTY INFORMATION

Maintenance fee - N/A
EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Townhouse

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 120 SQM

Parking - 2 Allocated Parking Spaces

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

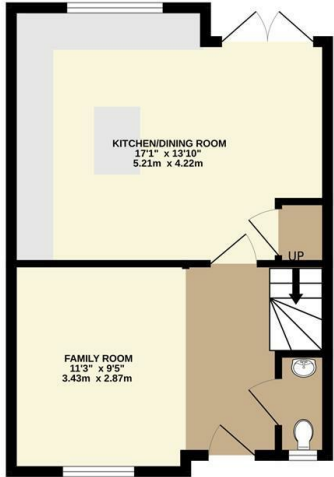
Broadband Type - Ultrafast available - Max 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

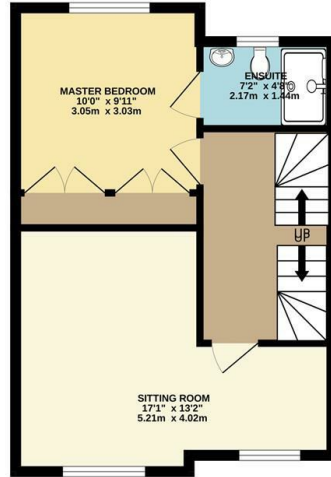
Rights of Way, Easements, Covenants - None that the seller is aware of



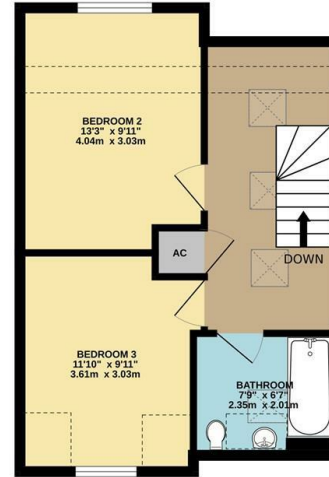
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

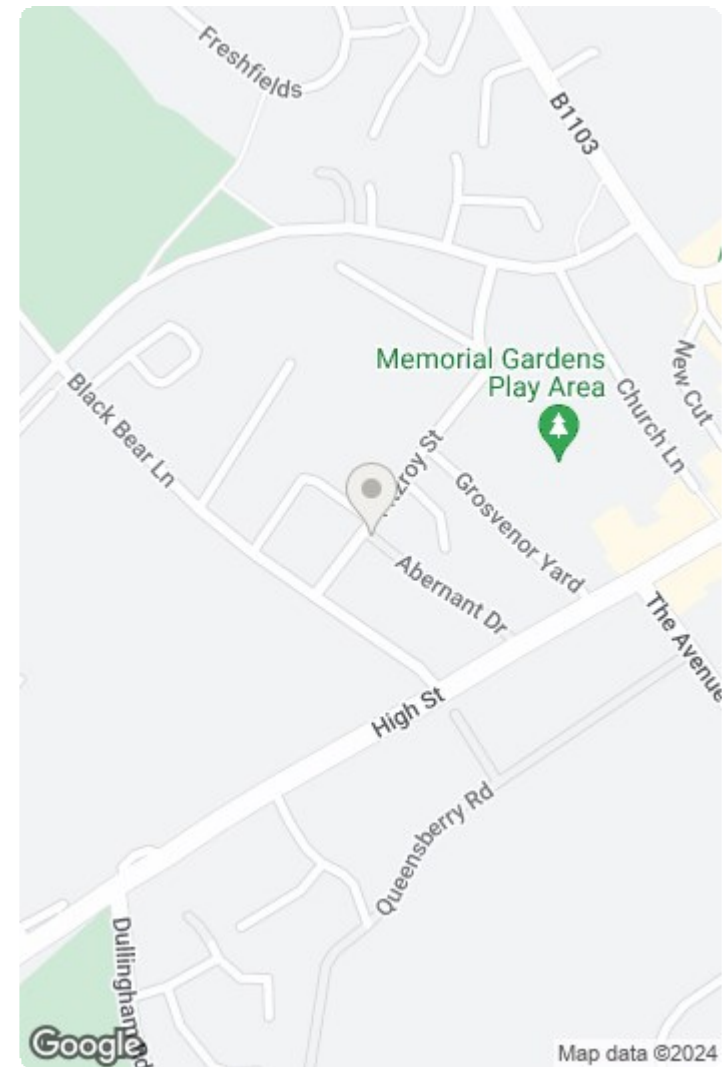


2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.9 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	89		

Energy Efficiency Rating: 79 (Current), 89 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential ratings are blank).

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

