



**The Chalet 11 Nowell Lodge, Fordham Road
Newmarket, CB8 7AQ
Guide Price £485,000**

The Chalet 11 Nowell Lodge, Fordham Road, Newmarket, CB8 7AQ

The Chalet is a superbly designed two bedroom property set within the grounds of Nowell Lodge - a secure gated development located on Fordham Road and within walking distance of the town centre.

The property which has been designed for stylish open plan living and has brick elevations under a slate tiled roof with double glazing and under floor air source heat pump central heating. Extending to 923 sq ft.

EPC (B)

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

With storage cupboard, airing cupboard and door through to the:

Living/Kitchen Area 27'5" x 17'1" (8.38 x 5.21)

Fitted with a range of matching eye and base level storage units with granite working surfaces over with upstands, one and a half bowl sink with drainer. Built-in appliances to include Bosch oven and grill, ceramic hob with extractor hood above, dishwasher, washer/dryer and fridge/freezer. Laid wooden style flooring, four large roof lights, window to the rear and bi-folding doors out to the garden.

Bedroom 1 14'11" x 13'10" (4.55 x 4.22)

Double bedroom with window front aspect and door through to the:

Ensuite

Three piece suite comprising of a concealed WC, wash basin with vanity cupboard under, walk-in shower, part tiled walls, heated towel rail and window to the side aspect.

Bedroom 2 13'8" x 8'9" (4.19 x 2.67)

Double bedroom with window to the rear aspect.

Bathroom

Family bathroom comprising of a concealed WC, wash basin with vanity cupboard under, panelled bath with wall mounted shower, part tiled walls, heated towel rail and window to the side aspect.

Outside

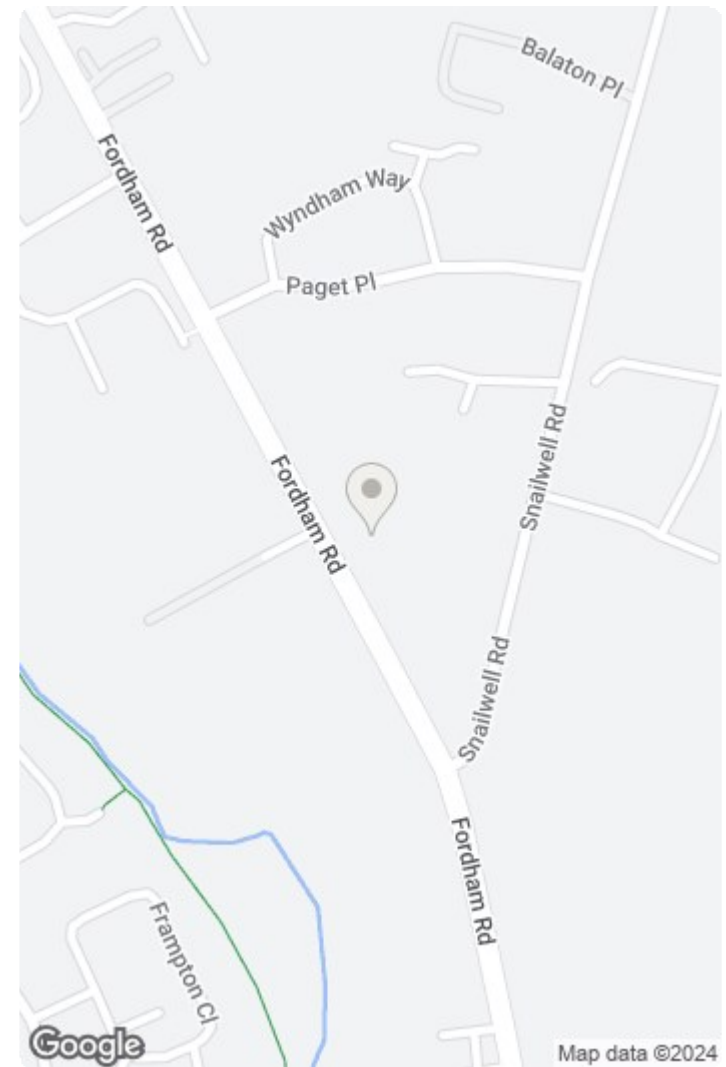
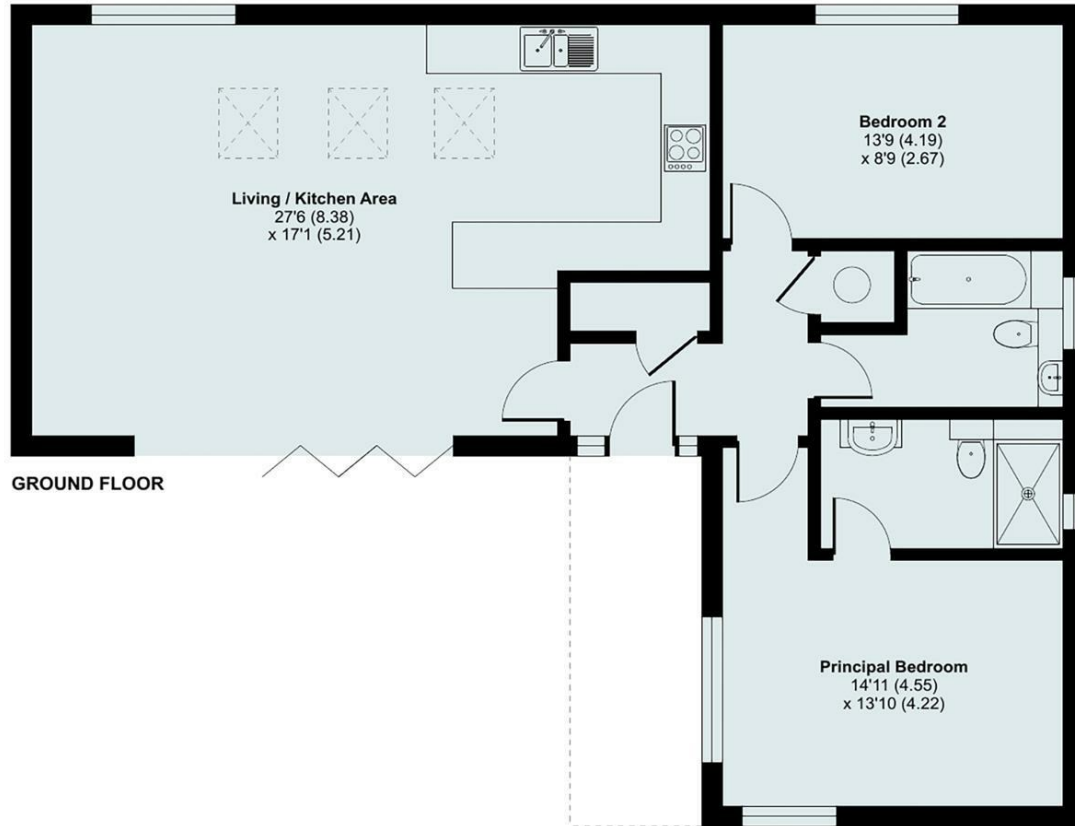
Accessed through electric gates from Fordham Road and to the side of Nowell down to the private driveway and fully turfed lawn with extensive paved patio enclosed with close board fencing and mature hedges. Laid to shingle parking for up to two vehicles.



The Chalet, Fordham Road, Newmarket

Approximate Area = 923 sq ft / 85.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
82-91kWh	A		
71-81kWh	B		
61-70kWh	C		
51-60kWh	D		
41-50kWh	E		
31-40kWh	F		
21-30kWh	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
82-91kWh	A		
71-81kWh	B		
61-70kWh	C		
51-60kWh	D		
41-50kWh	E		
31-40kWh	F		
21-30kWh	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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