



Lester Piggott Way
Newmarket, Suffolk CB8 0BJ
Guide Price £270,000

Lester Piggott Way, Newmarket, Suffolk CB8 0BJ

A superbly improved modern family home tucked away at the end of a peaceful cul-de-sac and positioned within an established residential area.

The property benefits from accommodation to include a large entrance hallway, kitchen, spacious living room, conservatory, three good sized bedrooms and a family bathroom. Benefiting from gas fired central heating and double glazing.

Boasting a delightful and fully enclosed rear garden.

Viewing highly recommended.

EPC (C)
Council Tax B (West Suffolk)

Accommodation Details:

With storm canopy and double glazed door through to the:

Entrance Hall

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

Living/Dining Room 23'3" x 10'9" (7.10 x 3.29)

Good sized living/dining room with TV connection, laid wooden style flooring, radiator, window to the front aspect and French style doors out to the rear garden.

Kitchen 10'9" x 10'4" (3.30m x 3.15m)

Fitted with a range of matching eye and base level fitted storage units with working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven and four-ring gas burner hob and extractor hood above and space for fridge/freezer. storage cupboard, tiled flooring and door out to the:

Utility Room 9'1" x 6'0" (2.79 x 1.85)

With space and plumbing for a washing machine and tumble dryer, tiled flooring and door out to the rear garden.

WC 6'2" x 3'4" (1.90 x 1.02)

Low level WC, wash basin and window to the front aspect.

First Floor Landing

Loft access and two spacious storage cupboards.

Bedroom 1 12'6" x 10'9" (3.82 x 3.29)

Double bedroom with radiator and window to the rear aspect.

Bedroom 2 10'9" x 10'8" (3.29 x 3.27)

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

Bedroom 3 8'6" x 8'1" (2.60 x 2.48)

Radiator and window to the rear aspect.

Bathroom 8'6" x 6'2" (2.60 x 1.90)

Modern fitted bathroom suite comprising of a low level WC, wash basin with vanity cupboards under, panelled bath with shower attachment, tiled walls and flooring and window to the front aspect.

Outside - Front

Front garden with a range of flowers, plants and shrubs surrounding the lawn. Pathway leading to the front entrance.

Outside - Rear

Fully enclosed laid to lawn with surrounding flower beds, filled with a selection of shrubs and plant, two paved patio areas., timber built garden shed and brick built shed. Rear pedestrian gate.

PROPERTY INFORMATION:

Maintenance fee - n/a
EPC - C

Tenure - Freehold

Council Tax Band - B

Property Type - Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 68SQM

Parking – TBC

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast download

1000 Mbp upload 100 Mbps

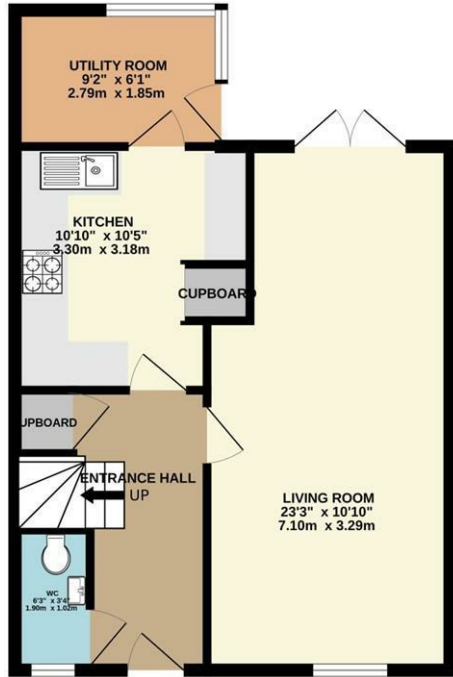
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

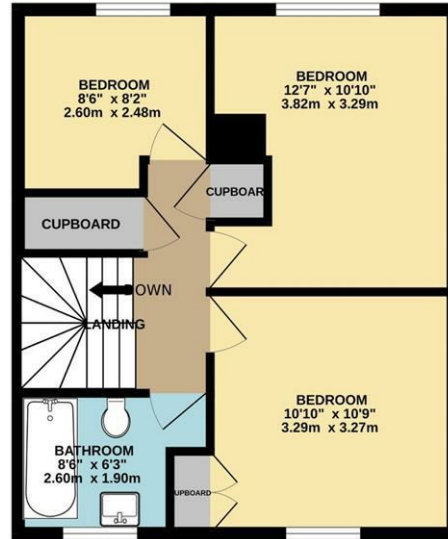
– None that the vendor is aware of



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

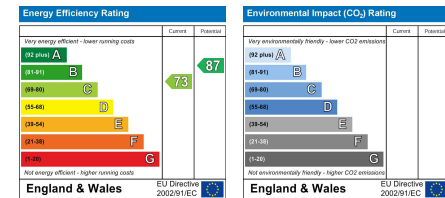
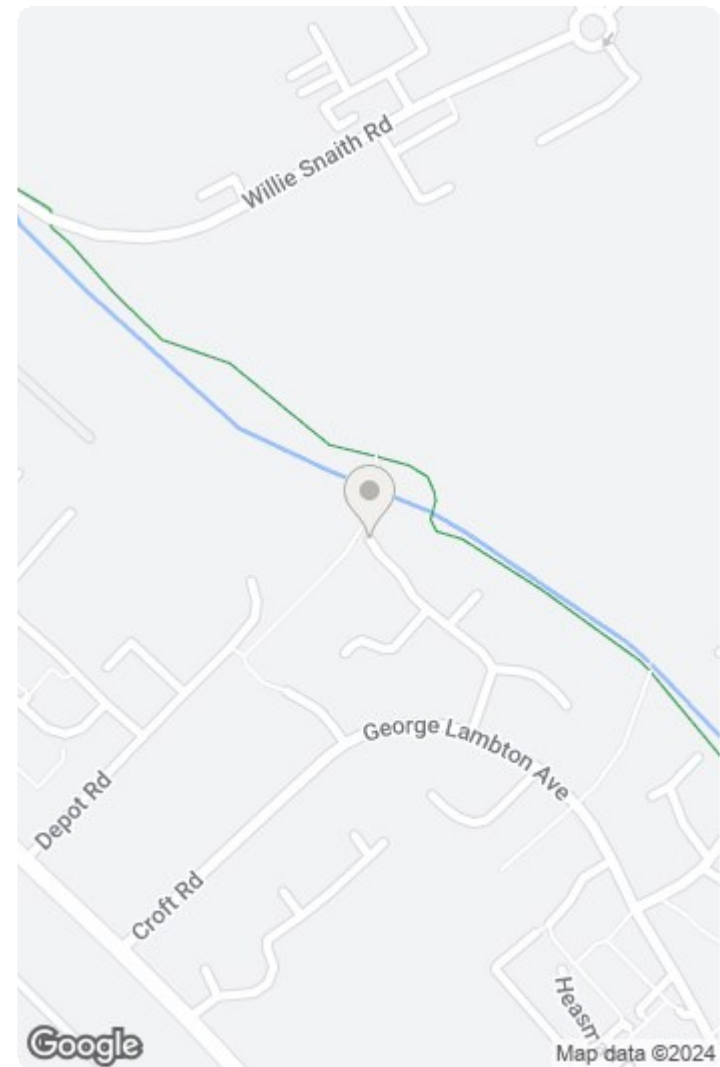


1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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