



**Oakfields, Vicarage Road, Newmarket CB8 8HP**

**Guide Price £399,950**

## Oakfields, Vicarage Road, Newmarket CB8 8HP

A brand new property within this exclusive gated development and perfectly located in the heart of this famous town.

Newmarket is a market town world renowned for horseracing and offers excellent links to Cambridge and the City of London. The properties offer easy access to all local amenities and are only a short walk to the railway station and an appealing mix of restaurants and shops.

Superbly finished and tastefully presented, the property offers fabulous open plan living with a sizeable kitchen/living room/dining room, cloakroom, two substantial double bedrooms and family bathroom. Double glazed and underfloor heating ( ground floor)

Externally the property offers landscaped communal gardens, two allocated parking spaces.

EPC - B

Council Tax - TBC

Porcelain tiled floor, with door leading to cloakroom and glazed door leading to Kitchen/Dining/Living room.

### Cloakroom

Porcelain tiled flooring. White suite comprising of low level W.C and hand basin with vanity unit under and Porcelain tiled flooring.

### Kitchen/Dining/Living Room 22'5" x 20'8" (6.85m x 6.32m )

Spacious kitchen and living space. A range of contemporary fitted white eye and base level cupboards with oak wood work top over and an integrated breakfast bar seating area. Stainless steel sink with drainer and mixer tap. Inset Bosch induction hob with stainless steel splash back and extractor hood. Integrated double oven and microwave. Integrated appliances, including fridge/freezer, washing machine, dishwasher and wine cooler. Light and versatile Dining/Living area with charming arched windows to the front and side aspects. Under floor heating. Porcelain tiled flooring throughout.

### Landing

Charming arched window to the front aspect. Newly carpeted. Radiator. Access to loft space and airing cupboard. Doors leading to all rooms.

### Bedroom 1 14'5" x 11'3" (4.40m x 3.43m)

Spacious room with arched window to the rear aspect. Newly carpeted. Bespoke fitted double wardrobe. Radiator

### Bedroom 2 15'10" x 9'1" (4.85m x 2.78m)

Light room with arched window to the front aspect. Newly carpeted. Bespoke fitted wardrobe. Radiator

### Bathroom

Contemporary white suite comprising of low level WC, hand basin with mixer tap over with built-in vanity unit under. Bath with wall mounted shower over with glass screen. Velux window. White tiling to floor and walls.

### External

The property is situated within

secluded communal gardens with mature planting, accessed via electronic gates with 2 allocated parking spaces and further visitor parking.

### PROPERTY INFORMATION

Maintenance fee -

EPC - B

Tenure - Freehold

Council Tax Band - TBC

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 86SQM

Parking – 2 allocated spaces & visitors

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

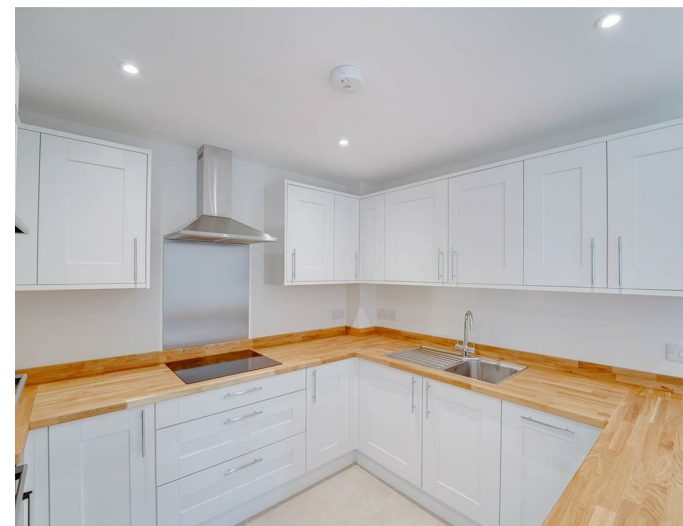
Broadband Connected - TBC

Broadband Type – Superfast available, Max 181Mbps download, 25Mbps upload

Mobile Signal/Coverage – Good

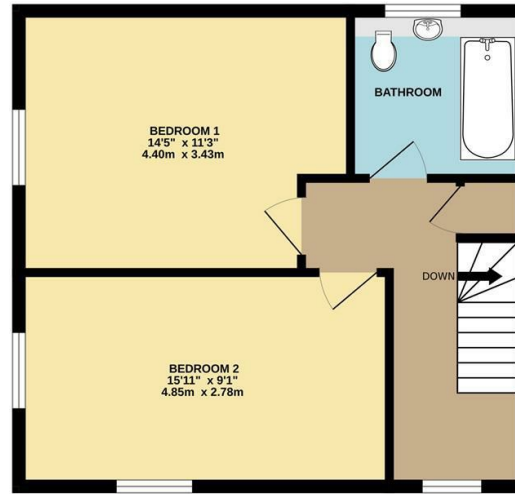
Rights of Way, Easements, Covenants –

None that the vendor is aware of

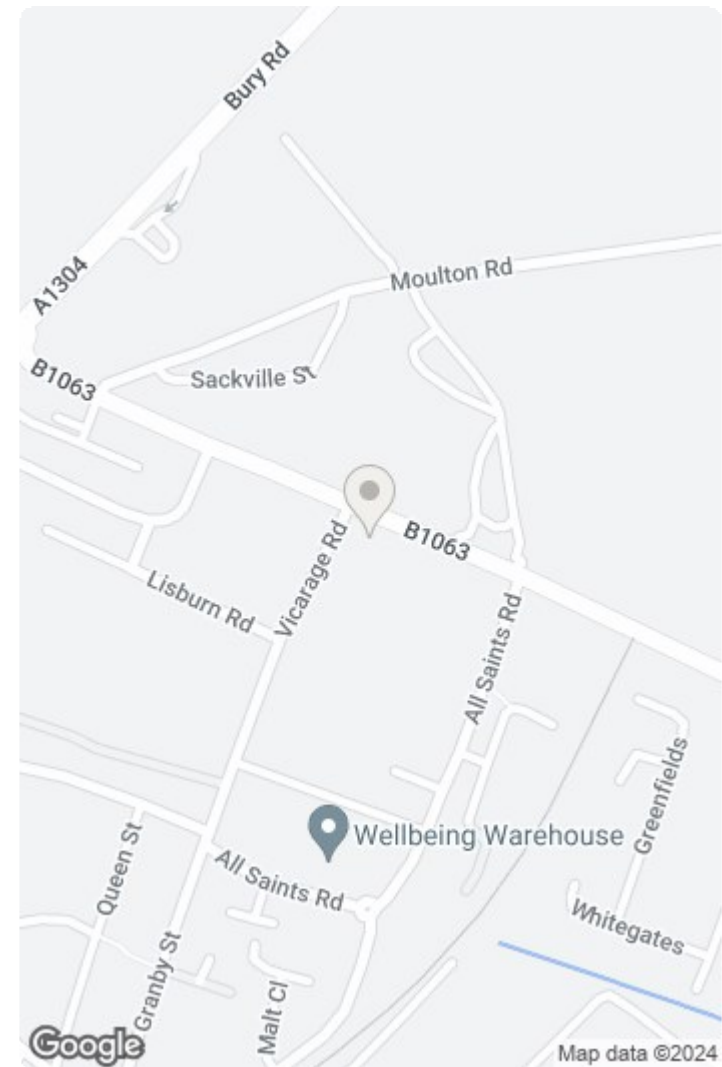


GROUND FLOOR

1ST FLOOR



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	97		
<p>Very energy efficient - lower running costs</p> <p>11-41% A</p> <p>41-55% B</p> <p>55-65% C</p> <p>65-77% D</p> <p>77-85% E</p> <p>85-92% F</p> <p>92-100% G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>0-10 g/kWh A</p> <p>10-20 g/kWh B</p> <p>20-30 g/kWh C</p> <p>30-40 g/kWh D</p> <p>40-50 g/kWh E</p> <p>50-60 g/kWh F</p> <p>60-80 g/kWh G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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