



**Aureole Walk**  
**Newmarket, CB8 7BH**  
**Guide Price £249,000**

**MA**  
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## Aureole Walk, Newmarket, CB8 7BH

A modern detached and well presented bungalow and set within this popular residential development.

Offering well proportioned rooms throughout, this property boasts accommodation to include an entrance hall, sitting room/dining room, kitchen, two good size bedrooms and a family bathroom.

Complete with front and rear gardens established gardens plus garage en bloc.

Early viewing is essential.

### Accommodation Details:

Glazed front entrance door through to the:

#### Entrance Hall

Laid laminate flooring, storage cupboard, radiator and door through to the:

#### Living/Dining Room 17'6" x 10'7" (5.35 x 3.25)

Spacious living room with TV connection, radiator, laid laminate flooring and sliding doors through to the:

#### Conservatory 11'9" x 8'11" (3.60 x 2.73)

With radiator, laid wooden style flooring and door out to the rear garden.

#### Kitchen 11'0" x 9'5" (3.36 x 2.89)

Fitted with a range of both eye and base level storage units with working surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, space and plumbing for oven, fridge/freezer and washing

machine. Tiled flooring, radiator and window to the front aspect.

#### Bedroom 1 12'4" x 10'7" (3.78 x 3.25)

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

#### Bedroom 2 11'0" x 9'5" (3.36 x 2.88)

Double bedroom with radiator and window to the front aspect.

#### Bathroom 7'9" x 6'3" (2.38 x 1.91)

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath with wall mounted shower, part tiled walls, radiator and window to the front aspect.

#### Outside - Rear

Fully enclosed rear garden with a variety of mature shrubs and trees, patio area and timber garden shed.

#### Outside - Front

Frontage accompanied by mature shrubs, pathway leading to the front entrance and off road parking available in nearby garage block.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Detached bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 62 SQM

Parking - Garage en bloc

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps

download, 100Mbps upload

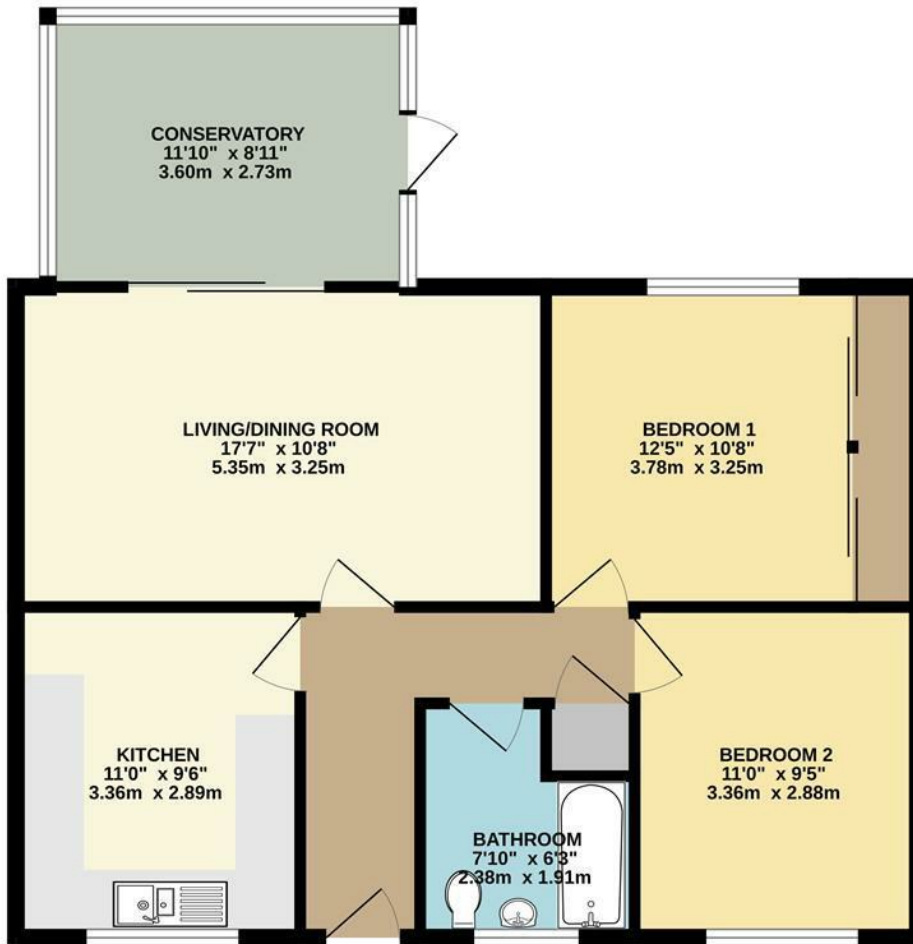
Mobile Signal/Coverage - Good

Rights of Way, Easements,

Covenants - None that the vendor is aware of

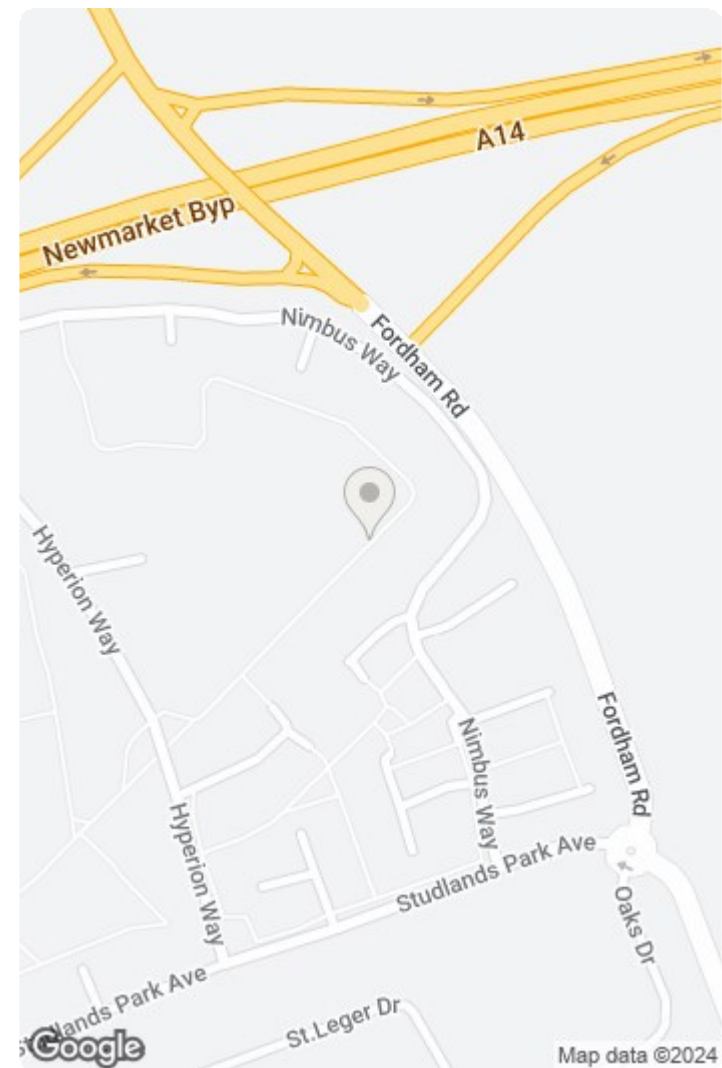


GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	

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