



**Valley Way**  
**Newmarket, Suffolk CB8 0QQ**  
**Guide Price £299,950**



## Valley Way, Newmarket, Suffolk CB8 0QQ

Situated in close proximity of the town centre, this 3 bedroom home offers superb living space.

With porch, entrance hall, open plan sitting/dining room, kitchen and utility room to the ground floor and 3 generous bedrooms and family bathroom to the first floor.

Externally the property offers driveway parking to the front, side access porch leading through to the enclosed, South West facing garden to the rear.

EPC - E

Council tax - B

### Front Porch

Attractive half brick/double glazed front porch.

### Entrance Hall

Wood laminate flooring, storage cupboard and Door leading to the:

### Open plan Sitting/Dining Room 11'3" x 19'10" (3.44 x 6.06)

Spacious open plan sitting/dining room. Dining area with French doors leading to rear south-west facing garden. Laminate flooring throughout.

### Kitchen 9'8" x 8'4" (2.96 x 2.56)

Range of matching eye and base level cupboards. Wood effect work top. Integrated electric double oven and hob with stainless steel splashback and extractor hood over. Stainless steel 1 1/2 sink with drainer and mixer tap. Heated ladder-style radiator and laid laminate flooring.

### Utility Room

With W.C and plumbing for washing machine. Doors leading to Kitchen and rear garden.

### Bedroom 1 10'11" x 12'11" (3.33 x 3.94)

Large double bedroom with built-in double wardrobes, radiator and window to the front aspect.

### Bedroom 2 8'11" x 12'10" (2.73 x 3.93)

Double bedroom with radiator and window to the front aspect.

### Bedroom 3 3.43 x 2.05 (0.91m.13.11m x 0.61m.1.52m)

With radiator and window to the rear aspect.

### Family Bathroom

Family bathroom comprising white suite with bath, shower over, low level W.C, hand basin with mixer tap, fitted vanity unit for storage and tiled splash backs. Obscured window to the rear aspect.

### Outside - Front

Block paved providing off-street parking.

### Outside - Rear

South-west facing private garden with patios with lawn area. Garden shed.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 83SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Ultrafast

available, Max 1000Mbps download,

220Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants

- None that the vendor is aware of



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

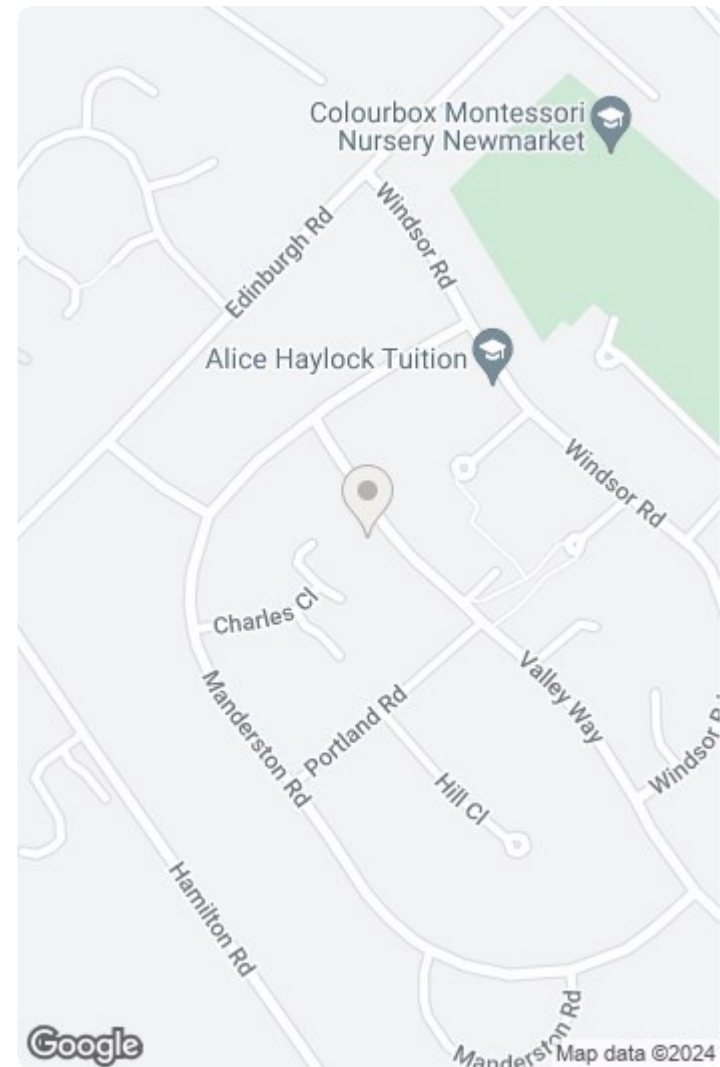


1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
G			
Not energy efficient - higher running costs			
England & Wales		86	53
	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			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

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