



Laureate Gardens
Newmarket, Suffolk CB8 0AW
Guide Price £289,995

MA
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Laureate Gardens, Newmarket, Suffolk CB8 oAW

A well presented and cleverly extended 3 bedroom end of terraced house forming part of a popular development located about one mile North of the town centre.

The property benefits from porch, entrance hall, sitting/dining room leading through to the kitchen. 3 bedrooms and bathroom to the first floor.

The property has the advantage of gas fired central heating, sealed unit double glazing and enclosed South East facing garden.

EPC (C)

Council Tax B (West Suffolk)

Accommodation Details:

Fully glazed front entrance door through to the:

Porch

With door through to the:

Entrance Hall

With radiator, staircase rising to the first floor with storage cupboard under.

Living Room 12'9" x 10'7" (3.90 x 3.25)

Good sized living room with TV connection point, radiator and window to the front aspect.

Study 10'7" x 7'5" (3.23 x 2.28)

With radiator and arch through to the:

Dining Room 16'6" x 7'1" (5.04 x 2.16)

With breakfast bar, space for fridge/freezer, window and external door out to the rear garden.

Kitchen 10'7" x 9'0" (3.23 x 2.76)

Modern fitted kitchen with both eye and base level fitted storage cupboards and working surfaces

over, tiled splashback areas, stainless steel sink and drainer with mixer tap, four-ring gas burner hob with extractor hood above, built-in oven, space for fridge/freezer, washing machine and dishwasher.

First Floor Landing

With access to the airing cupboard.

Bedroom 1 11'10" x 9'10" (3.62 x 3.02)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 8'8" x 7'11" (2.65 x 2.43)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 13'1" x 11'10" x 6'7" (4.0 x 3.62 x 2.02)

With radiator and window to the front aspect.

Bathroom 7'9" x 6'6" (2.38 x 1.99)

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

Outside- Front

Laid to lawn frontage with pathway leading up to the front entrance.

Outside- Rear

Enclosed rear garden mostly laid to lawn with raised decking area.

PROPERTY INFORMATION:

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End Of Terrace

Property Construction – Standard
Number & Types of Room – Please

refer to the floorplan

Square Meters - 83 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

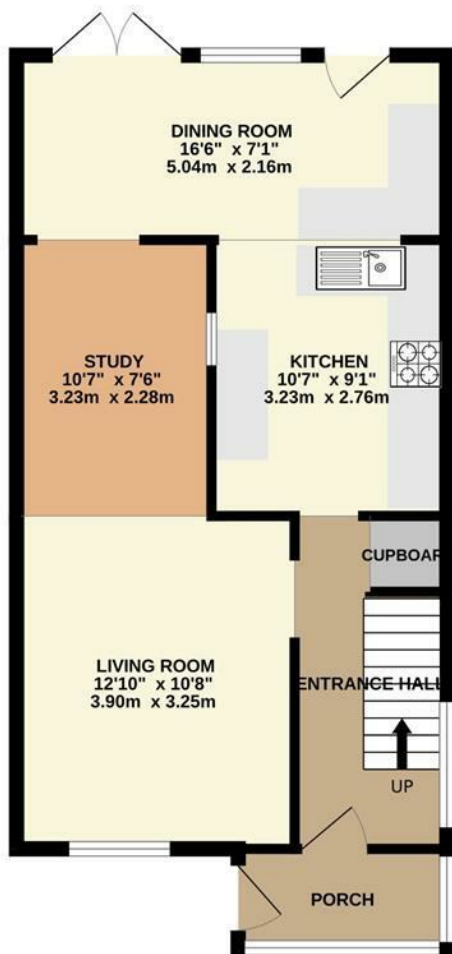
Broadband Type – Ultrafast
available 1000Mbps download,
100Mbps upload

Mobile Signal/Coverage – Good

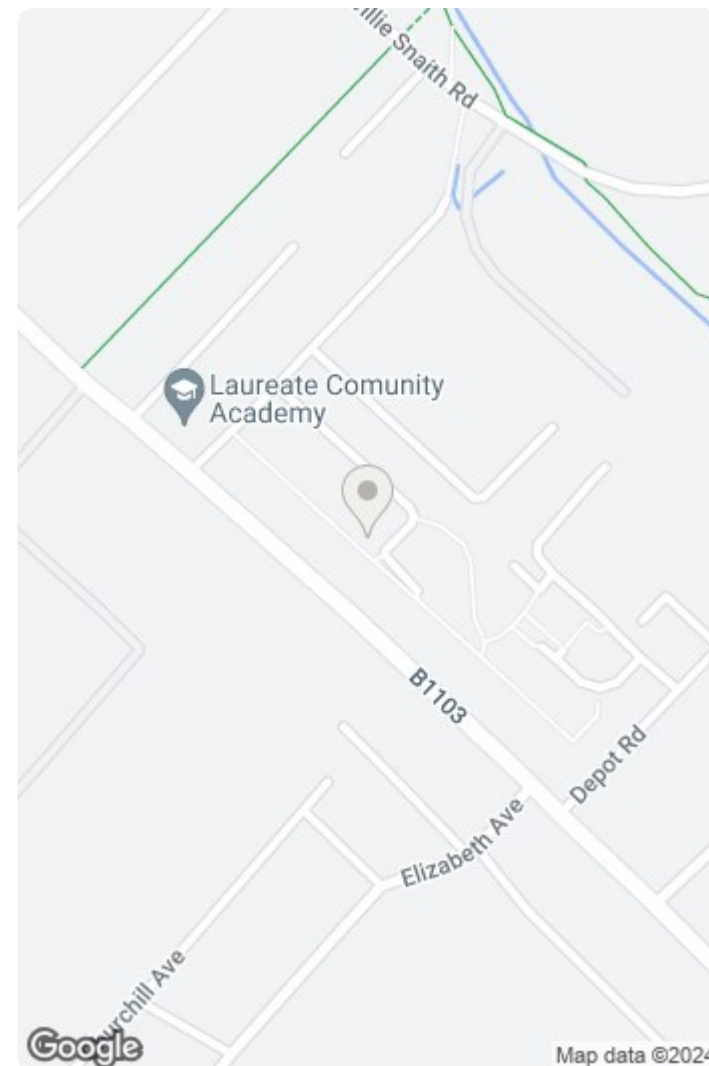
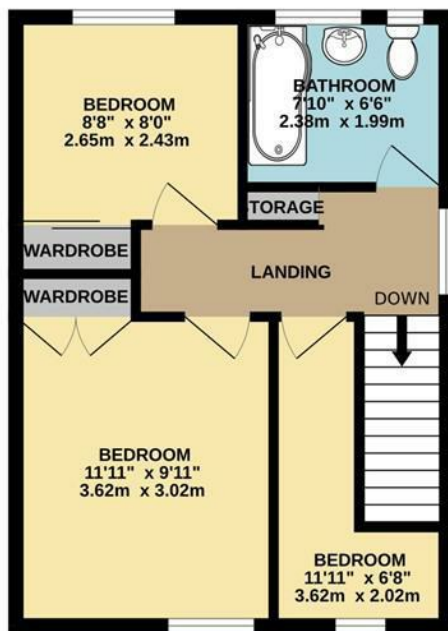
Rights of Way, Easements,
Covenants – None that the vendor is
aware of



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



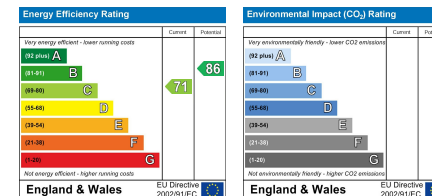
1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



28 LAUREATE GARDENS, NEWMARKET

TOTAL FLOOR AREA: 921 sq.ft. (85.6 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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White upper kitchen cabinets with silver handles.

Open wooden shelves holding jars and kitchen supplies.

Colorful tiled backsplash with a mix of brown, green, and blue tiles.

White lower kitchen cabinets with silver handles.

Black coffee machine and a small black appliance on the counter.

A tablet displaying a colorful image on the counter.

A black food processor or blender on the counter.

Two stainless steel trash bins on the floor.

Floral patterned curtains hanging near a doorway.

A window with a view of the outdoors, showing greenery.

A window with a view of the outdoors, showing a building.

Sink with a blue faucet and a blue water filter on the counter.

White dishwasher integrated into the lower cabinets.

White lower kitchen cabinets with silver handles.

Colorful tiled backsplash with a mix of brown, green, and blue tiles.

Two small decorative items hanging on the wall.