



Edinburgh Road, Newmarket CB8 0QD

Guide Price £490,000

MA

Morris Armitage

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Edinburgh Road, Newmarket CB8 0QD

A beautifully improved 3/4 link-detached family home, situated in a sought-after non-estate location with superb gardens to the front and rear.

Upon entering, you are greeted by a spacious open-plan hallway that seamlessly integrates with the kitchen and dining area. The ground floor also has a living room, conservatory, utility/cloakroom, and a versatile reception room currently used as a bedroom. The first floor comprises three bedrooms and a stylishly refitted bathroom suite.

Outside, the property boasts a generous-sized rear garden, featuring paved and covered areas perfect for outdoor dining and relaxation. At the front, a long driveway provides ample off-road parking for multiple vehicles, a single garage, and a well-maintained lawn.

Entrance Hall

Spacious entrance hall with doors leading to living room and ground floor wet room. Opening to kitchen/dining room. Stairs leading to first floor. Wood effect flooring.

Kitchen/Dining Room 18'10" x 10'5" (5.75m x 3.20m)

Contemporary kitchen with a range of eye and base level cupboards with composite work top over. Integrated eye-level double oven, integrated eye-level microwave. Inset electric hob with extractor over. Composite sink with drainer and mixer tap over. Space and plumbing for dishwasher. Stylish tiled splashbacks in work areas. Spacious dining area with window overlooking rear garden. Built-in storage cupboard. Sliding doors to conservatory. Glass panelled door to rear hallway. Opening to entrance hall. Wood effect flooring throughout.

Conservatory 9'9" x 8'1" (2.98m x 2.48m)

Delightful conservatory. Wood effect flooring. Door leading to patio area. Sliding doors to kitchen/dining room.

Living Room 14'0" x 11'5" (4.28m x 3.50m)

Spacious living room with large window overlooking the front aspect. Built-in brick fireplace incorporating shelving either side. with gas effect fire. Wood effect flooring. Glass panelled door leading to entrance hall.

Wet Room 8'6" x 3'4" (2.61m x 1.04m)

Contemporary wet room comprising white low level W.C. with inset flush, bidet, hand basin with vanity unit under, integrated shower. Fully tiled.

Rear Hallway

Doors leading to W.C./utility room built-in storage cupboard, garage and rear garden.

Bedroom 1 12'6" x 7'3" (3.82m x 2.21m)

Double bedroom with window overlooking rear aspect. Wood effect flooring. Door leading to rear hallway.

W.C.

Modern white suite comprising low level W.C., hand basin with stainless steel mixer over, built-in vanity storage under. Space and plumbing for washing machine and tumble dryer. Fully tiled. Door to rear hallway.

Landing

Doors leading to all bedrooms and family bathroom.

Bedroom 2 12'8" x 11'0" (3.88m x 3.36m)

Spacious double bedroom with built-in cupboard. Window to the rear aspect. Radiator. Wood effect flooring.

Bedroom 3 13'6" x 12'8" (4.12m x 3.88m)

Spacious double room with built-in wardrobe with sliding doors. Window to front aspect. Wood effect flooring. Radiator.

Bedroom 4 10'0" x 7'4" (3.06m x 2.25m)

Good sized room. Window to front aspect. Radiator. Wood effect flooring.

Family Bathroom 9'1" x 4'9" (2.77m x 1.47m)

Stylish bathroom with white suite comprising ball and claw style freestanding bath with mixer tap and shower attachment over. Hand basin with mixer tap over and built-in vanity unit under, low level W.C. Fully tiled. Obscured window.

Outside - Front

Attractive driveway leading to garage, providing ample off road parking. Lawned area. Mature hedging on boundaries. Large, open porch.

Outside - Rear

Fully enclosed garden mainly laid to lawn. Patio area to rear and side of the house with pergola. Further attractive open barn style seating area with built-in open oven and storage. Pathway leading to garden shed.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Link-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 101 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

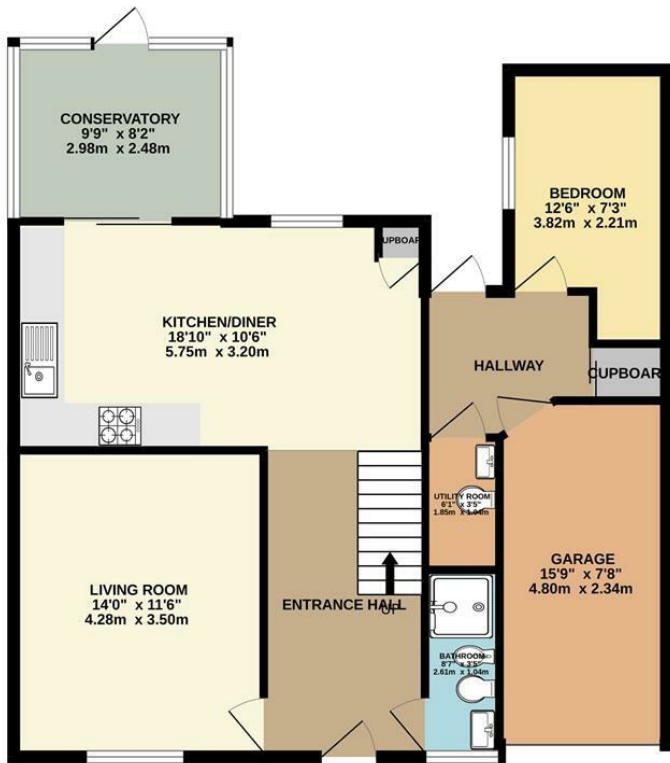
Broadband Connected - tbc

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

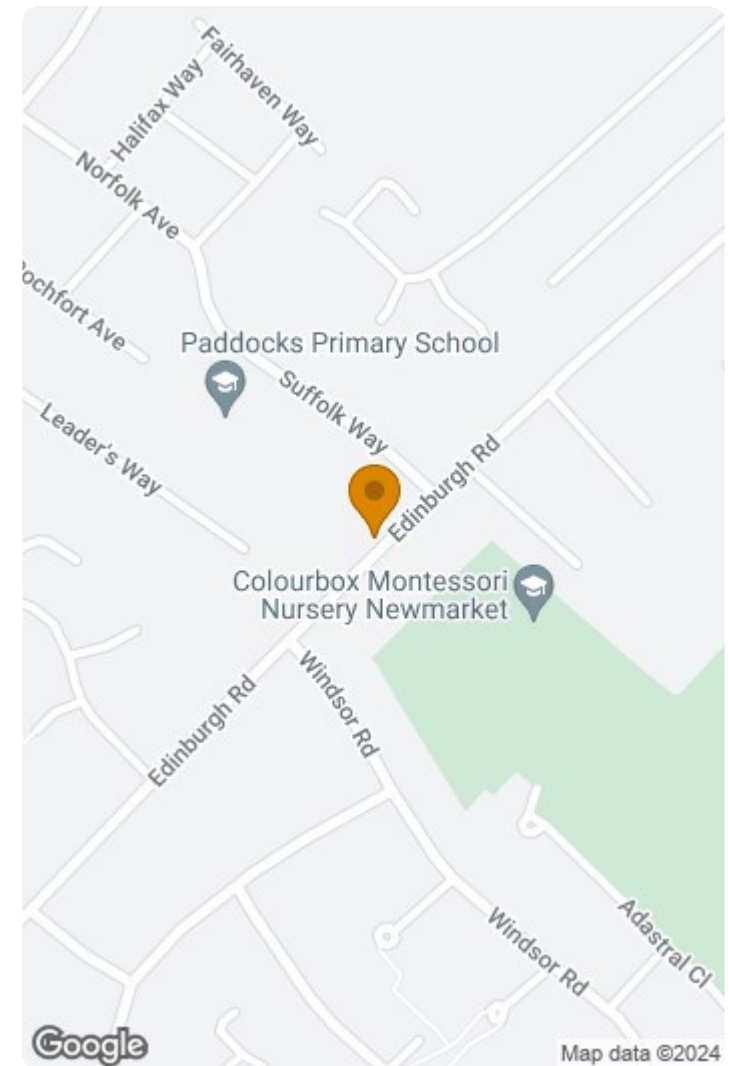
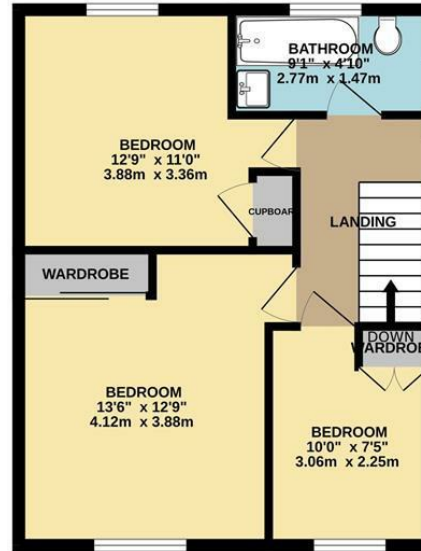
Mobile Signal/Coverage – Good

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

GROUND FLOOR
848 sq.ft. (78.7 sq.m.) approx.



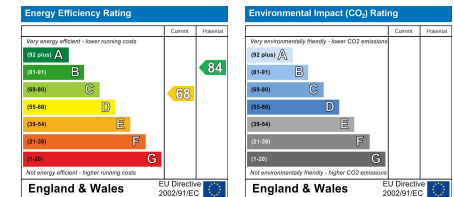
1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



73 EDINBURGH RD

TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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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