



## **Aureole Walk, Newmarket, Suffolk. CB8 7BB**

ABBNEY SALES AND LETTINGS are delighted to offer for sale this deceptively spacious three bedroom detached home on the popular development of Studlands Park within the outskirts of Newmarket. The property comprises entrance hallway, cloakroom, spacious lounge/diner, breakfast room, recently refitted kitchen with three good sized bedrooms and a family bathroom to the first floor. Externally the property benefits from a fully enclosed private rear garden and small frontage with parking available. View now to avoid missing out!

## **Offers in Excess of £200,000**

- DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS LOUNGE/DINER
- REFITTED KITCHEN & BREAKFAST ROOM
- POPULAR DEVELOPMENT



### **ENTRANCE HALLWAY**

Entry is via the uPVC doorway into the entrance hallway with storage cupboard and door to downstairs cloakroom.

### **CLOAKROOM**

The suite comprising low level WC, wall mounted corner wash hand basin, partially tiled and uPVC obscured double glazed window to the front.

### **LOUNGE/DINER**

17' 0" x 15' 6" (5.18m x 4.72m) The spacious living area benefits from having a feature open

fireplace with brick surround, two radiators, with two large uPVC double glazed windows and door opening into the garden.

### **BREAKFAST ROOM**

8' 2" x 7' 5" (2.49m x 2.26m) There is a modern upright radiator and uPVC double glazed window to the front.

### **KITCHEN**

12' 5" x 7' 6" (3.78m x 2.29m) The kitchen comprising a range of wall mounted and base level high gloss units under roll edge work surfaces with complimentary splashbacks.

There is a stainless steel single bowl sink with drainer and mixer tap over, four ring electric hob, oven and grill with stainless steel extractor fan over with integrated fridge, washing machine and tumble dryer. uPVC double glazed window to the side, and modern upright radiator. Door to rear lobby.

### **REAR LOBBY**

uPVC double glazed window to side and door to the garden.

## FIRST FLOOR LANDING

Benefits from built in storage, a shelved linen cupboard and access to the loft.

## BEDROOM ONE

12' 0" x 8' 7" (3.66m x 2.62m) A double bedroom benefitting from fitted wardrobes with sliding mirrored doors, radiator and uPVC double glazed window to the rear of the property.

## BEDROOM TWO

13' 0" x 8' 8" (3.96m x 2.64m) A double bedroom with built in wardrobe, radiator, and

uPVC double glazed window to rear.

## BEDROOM THREE

10' 0" x 6' 7" (3.05m x 2.01m) A single bedroom with radiator and uPVC double glazed window to the side of the property.

## FAMILY BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and glass screen. Radiator and uPVC obscured double glazed window to the front of the property.

## EXTERNALLY

There is a small frontage that is predominantly laid to lawn with mature shrubs and trees, enclosed by picket fencing and a fully enclosed low maintenance rear garden with a landscaped area enclosed with picket fence. The shed to remain and there is parking available.

## AGENTS NOTE

There are solar panels with a hot water system which heats the property in the winter.



## Tenure

Freehold

## Council Tax Band

C

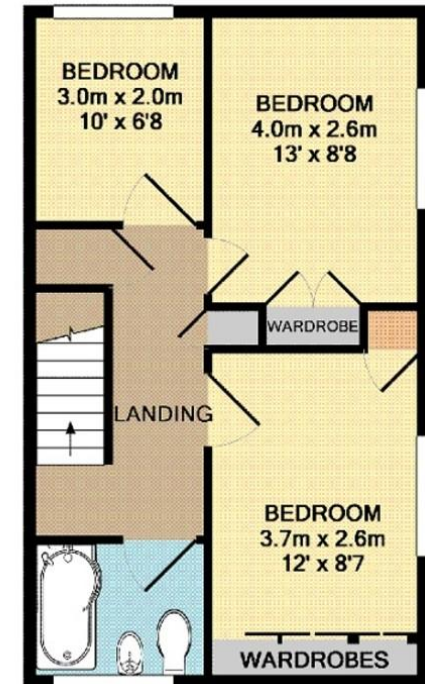
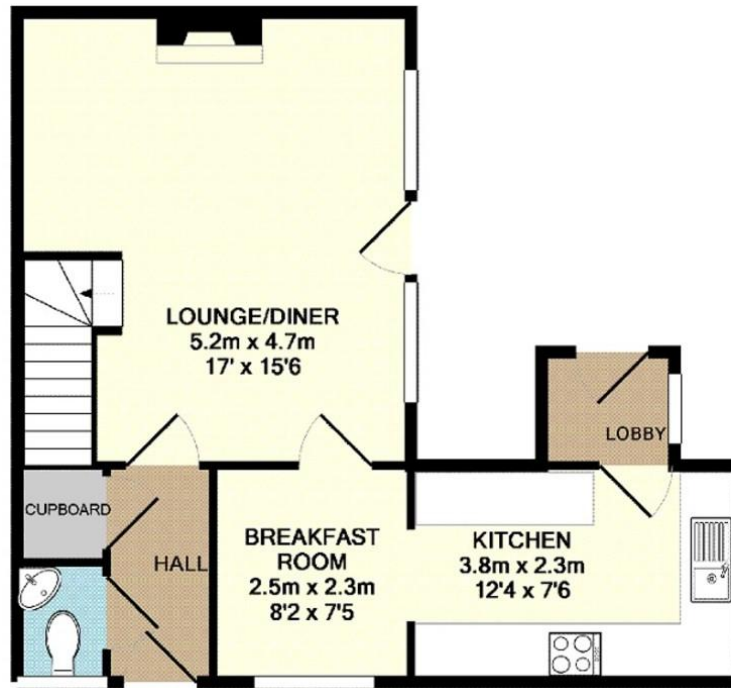
## Viewing Arrangements

Strictly by appointment

## Contact Details

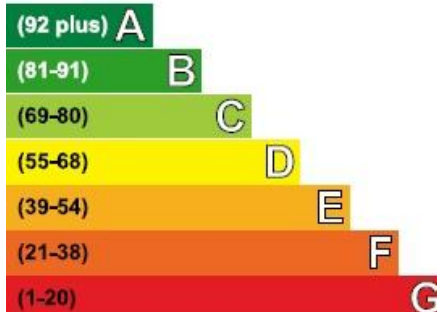
Manchester House  
113 Northgate Street  
Bury St Edmunds  
Suffolk  
IP33 1HP

[www.abbeysalesandlettings.co.uk](http://www.abbeysalesandlettings.co.uk)  
[sales@abbeysalesandlettings.co.uk](mailto:sales@abbeysalesandlettings.co.uk)  
01284 337337



## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
86	88

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