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Residential sales, lettings & management



19 Norfolk Avenue Newmarket, Suffolk, CB8 0DE

A really smart semi detached 2 bedroom bungalow attractively situated in an ever residential development to the north of the town centre and within easy reach of local shopping and leisure facilities.

Guide Price: £295,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Situated in the ever popular Scaltback development, the bungalow is particularly well positioned within easy reach of a local Co Op supermarket, bus stop and further facilities including a leisure centre and new Aldi supermarket on Exning Road.

This semi detached bungalow offers very smart well presented accommodation complimented by attractive low maintenance gardens, off road parking and a garage.

With the benefit of a gas fired heating system and double glazed windows in detail the accommodation includes.

Entrance Hall

With an entrance hall, built in storage cupboard, radiator.

Sitting/Dining Room 4.78m (15'8") x 3.48m (11'5")

With a Picture window to the front aspect, feature fireplace with fitted gas fire, radiator.

Kitchen 3.34m (10'11") x 2.59m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, and extractor hood over, window to the front , radiator, recessed ceiling spotlights.

Bedroom 1 3.72m (12'3") x 3.48m (11'5") into wardrobes

With a window to the rear, radiator, built in double wardrobe and further range of built in wardrobes.

Bedroom 2 2.61m (8'7") x 2.49m (8'2")

With a radiator, French doors to the garden.

Bathroom

Fitted with a three piece suite comprising of a bath with independent shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, window to the side, radiator, recessed ceiling spotlights.

Outside

The property is set behind a front garden, shingled with circular herbaceous border. Block paved drive to the side providing ample off road parking, useful car port and single garage (5.22m x 2.58m) with up and over door.

Rear garden with decked patio, paved and shingled areas, raised planter and screen fencing.



Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: C Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested