

2 Kings Drive, Newmarket CB8 8DG
£495,000

Balmforth
Homes of Distinction



INTRODUCTION

This spacious five bedroom detached house is located on the southern side of Newmarket Road. The property benefits from three good size reception rooms, kitchen/breakfast room, study, en-suite to master bedroom, shower room and family bathroom. There are good sized gardens to the rear and off street parking for several cars. The property is offered with no onward chain.

FEATURES

Tenure: Freehold

Parking: Off street parking for four to five vehicles

Gardens: Front & rear

Heating: Gas central heating

Doors/windows: upvc double glazed

Council tax band (2015/16): F - £2250.04

EPC rating band: D

Broadband: 46Mb-60Mb Estimated download speed range* 35Mb Minimum guaranteed speed

THE PROPERTY COMPRISES:

ENTRANCE HALL:

Stairs to the first floor.

LOUNGE: 30'3" x 15' (9.22m x 4.57m).

Feature fireplace.

STUDY: 9'3" x 9'4" (2.82m x 2.84m)

KITCHEN/BREAKFAST ROOM: 14'5" x 11'9" (4.39m x 3.58m)

Space for cooker with extractor hood over, space for washing machine, dishwasher and American style refrigerator.

DINING ROOM: 14'9" x 11'8" (4.5m x 3.56m)

Doors to rear.

CLOAKROOM:

White suite comprising of low level wc and handbasin.

SITTING ROOM: 20'10" x 11'4" (6.35m x 3.45m)

Window to front.

ON THE FIRST FLOOR:-

LANDING:

MASTER BEDROOM: 14'5" max x 11'5" (4.39m max x 3.48m)

Fitted wardrobes.

EN-SUITE:

White suite comprising of low level wc, handbasin, bath and shower cubicle.

BEDROOM TWO: 15'5" x 11'4" (4.7m x 3.45m)

Walk-in wardrobe.

BEDROOM THREE: 13'7" x 8'11" (4.14m x 2.72m)

Storage cupboard.

FAMILY BATHROOM:

White suite comprising of low level wc, pedestal handbasin and bath.

INNER HALL:

With storage cupboard.

BEDROOM FOUR: 15'9" x 10'5" (4.8m x 3.18m)

BEDROOM FIVE: 15'9" x 10'2" (4.8m x 3.1m)

With double cupboard.

SHOWER ROOM:

White suite comprising of shower and handbasin.

OUTSIDE:

Front garden fully paved with off street parking for four to five vehicles. Rear garden mainly laid to lawn with trees, shrubs and patio area.

Agents note: Photos are from previous rental marketing from 2014.

VILLAGE & LOCAL AREA:

The Market Town of Newmarket boast a variety of High Street stores, restaurants, supermarkets, doctor's surgeries, veterinarian surgeries, dentists, banks, swimming pool, leisure/sports facilities, schooling for all age groups, various public houses and two nightclubs. Newmarket is the Head Quarters of the Horse Racing industry. The main A11/A14 trunk roads provide access to the nearby University City of Cambridge which is approximately 8 miles to the west and Bury St Edmunds approximately 15 miles to the east.

VIEWING

**By appointment through Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk**

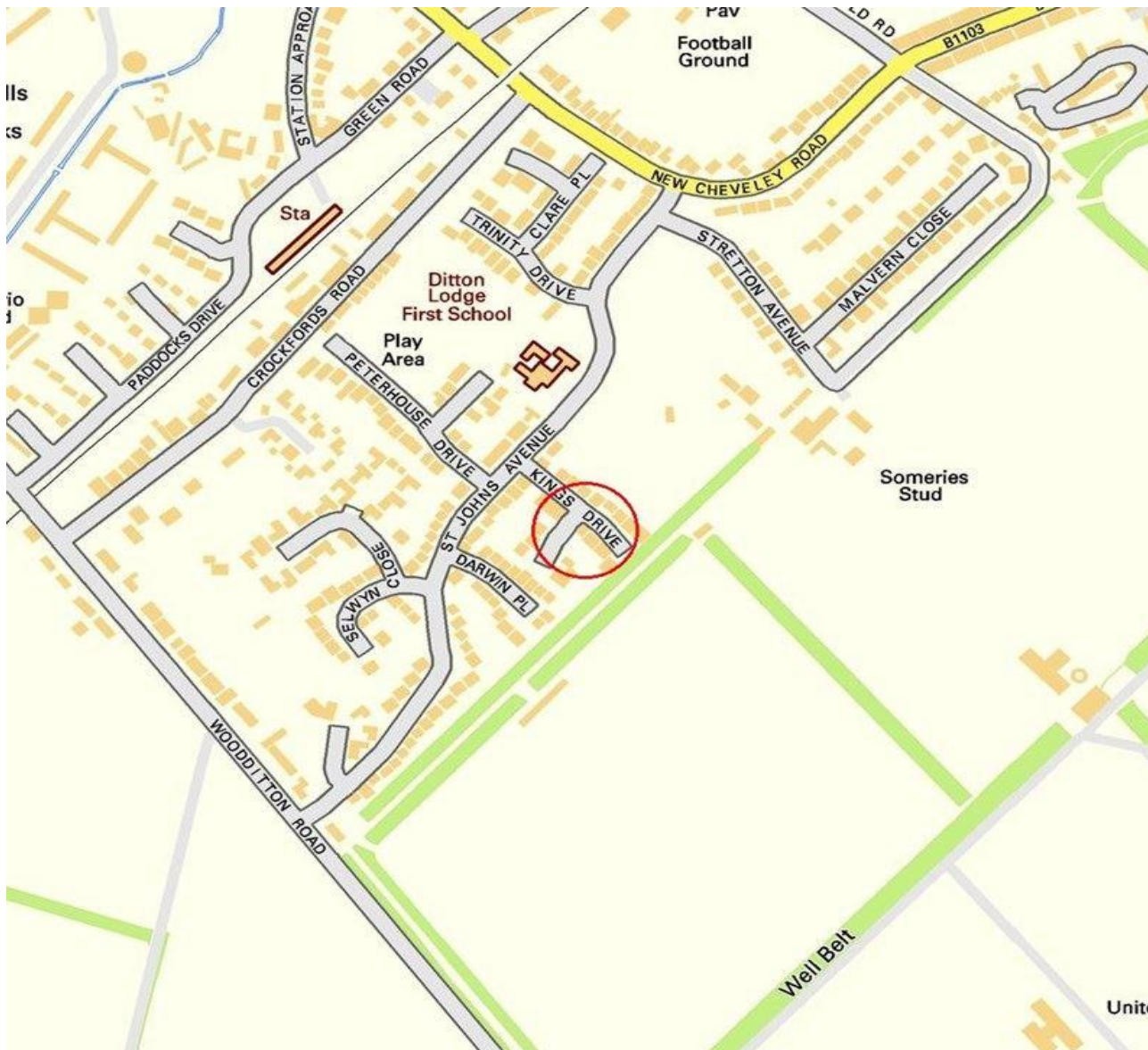
DIRECTIONS

From Fiveways Roundabout take A11 towards Newmarket, follow signs for Newmarket A1304, turn left onto The Avenue following the B1103, turn right into St Johns Avenue and then turn left into Kings Drive. The property can be found on the right hand side.




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 - <http://bit.ly/sW9J55>

DATA PROTECTION ACT 1998

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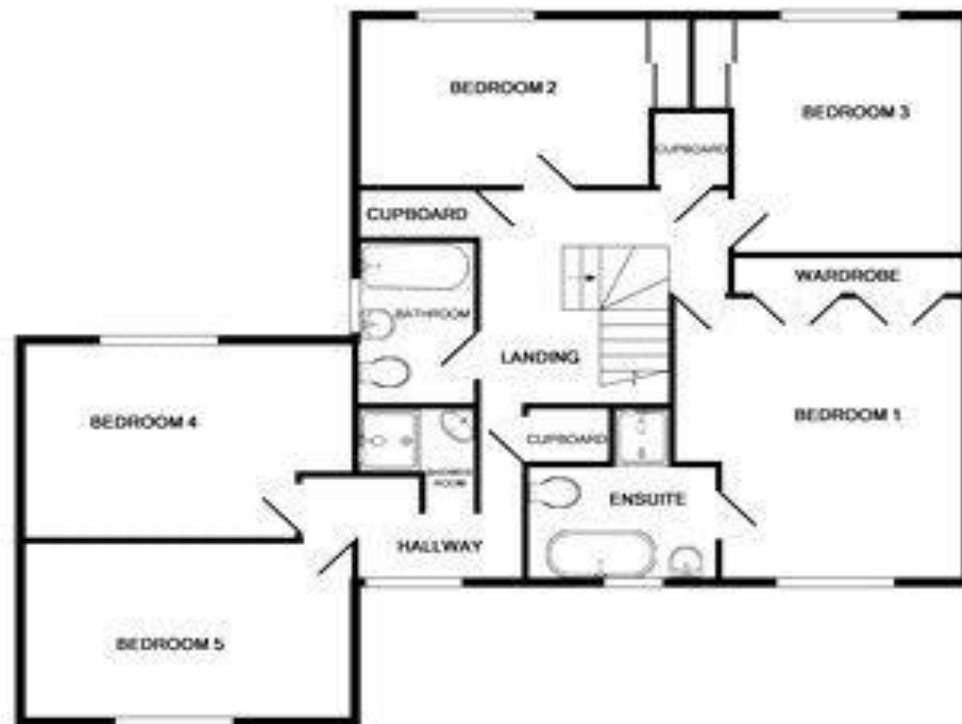
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GROUND FLOOR
APPROX. FLOOR
AREA 1408 SQ.FT.
(132.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1175 SQ.FT.
(109.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2582 SQ.FT. (241.8 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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