

pocock & shaw

Residential sales, lettings & management



149 Manderston Road,
Newmarket, ,CB8 0NS

A beautifully presented and impressive 3 bedroom detached bungalow, much improved in recent years and boasting a large enclosed garden.

Hall, sitting room, fitted kitchen, en suite to master bedroom, conservatory, garage & ample off road parking.

Guide Price: £425,000



Newmarket is 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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

This very attractive detached bungalow has been much improved in recent years and offers well designed high quality accommodation complimented by a generous landscaped garden.

With the benefit of Upvc double glazing and a gas fire heating system in detail the accommodation includes:-

Entrance Hall

With an entrance door, access to the loft space.

Sitting Room 4.92m (16'2") x 3.65m (12')
With a fire place with wooden surround and fitted gas fire, windows to the front and side, double radiator, telephone point, TV point.

Kitchen/Breakfast Room 3.98m (13'1") x 3.05m (10') max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4

bowl ceramic sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge and freezer, fitted electric double oven, built-in five ring gas hob with extractor hood over, window to the rear and side, double radiator, built in storage cupboard, door to:-

Utility 3.98m (13'1") x 1.90m (6'3")
Of Upvc construction with a range of cupboards, working surface, plumbing for a washing machine, space for a tumble dryer, windows to the rear and side, sink unit with mixer tap, part glazed door to the garden.

Bedroom 1 3.68m (12'1") x 3.49m (11'5")
With a window to the front, double radiator, door to:

En-suite Shower Room
Fitted with a three piece suite comprising of a shower enclosure with glass screen, pedestal wash hand basin, low-level WC, tiled walls, window to the side, heated towel rail.

Bedroom 2 3.53m (11'7") x 2.95m (9'8")
With a window to the side, double radiator, double doors to:

Conservatory 3.23m (10'7") x 2.34m (7'8")
Of Upvc construction with windows and French doors to the garden.

Bedroom 3 3.00m (9'10") x 2.50m (8'2")
With a window to the side, radiator.

Bathroom
Fitted with a three piece suite comprising of a bath with independent shower over, pedestal



wash hand basin and low-level WC, tiled walls, shaver point, window to the rear, heated towel rail.

Outside

The property is set behind a driveway with block sets, brick retaining wall with gate, shingle area, carport with access to the garage and gate to the rear.

Large enclosed landscaped garden with a square lawn, paved patio and path, shingle areas, shrub borders, screen fencing.

Garage 7.21m (23'8") x 2.55m (8'4")

With a wood single glazed window to rear, two Upvc windows to the side, electric up and over door, side personal door.

Tenure

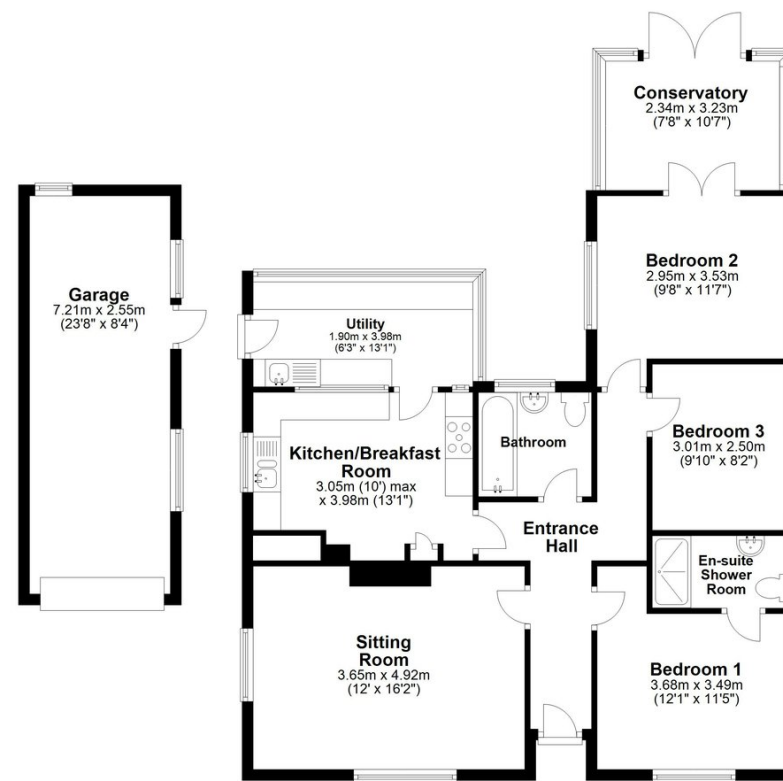
The property is Freehold.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: C West Suffolk 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