



Aureole Walk

Pocock + Shaw

488 Aureole Walk
Newmarket
Suffolk
CB8 7BQ

Pleasantly situated towards the edge of this popular residential development this superb two bedroom detached home offers fantastic space for first time buyers and investors alike. Benefitting from a double glazing and gas central heating, front and rear gardens, a nearby garage and fantastic links to the A11, A14 & local Retail Park & supermarket.

Guide Price £240,000



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 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.

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A 2 bedroom detached house with an attractive enclosed rear garden, situated in a much requested residential development to the north of Newmarket town centre. Benefitting from inner hall, hall, kitchen/dining room, lounge, conservatory, family bathroom, double glazing throughout and a single garage located nearby.

The property enjoys a convenient location, and is situated on the outskirts of this popular residential area approximately two miles north of Newmarket

town centre and has good access to local shopping amenities including Tesco supermarket, Homebase DIY store and with convenient access to the A14 dual carriageway.

With the benefit of a gas fired central heating system, in detail the accommodation includes:-

Ground Floor

Inner Hall 1.95m (6'5") x 2.11m (6'11")
Window to front, carpet flooring, radiator, door to hall

Hall - With stairs to the kitchen and lounge, understairs cupboard and stairs to the first floor.

Kitchen 2.79m (9'2") x 2.55m (8'4")
Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, electric point for cooker, gas hob, extractor hood over, with a window to rear aspect, laminate flooring.

Dining Room 2.58m (8'5") x 3.66m (12'0")
With patio doors to the garden, space for fridge freezer, worktop along one wall, carpet flooring, radiator.

Lounge 3.44m (11'3") x 4.76m (15'7")
Window to side aspect, two radiators, sliding patio doors to conservatory, carpet flooring.

Conservatory 3.44m (11'3") x 3.09 (10'2")
Patio doors to garden, radiator, carpet flooring

First Floor

Landing

Door to generous over stairs airing cupboard with wooden shelving and housing the wall mounted boiler, access to loft space.

Bedroom 1 - 4.56m (15'0") x 2.55m (8'4")
UPVC double glazed window to rear aspect, radiator, carpet flooring, fitted wardrobes.

Bedroom 2 - 3.52m (11'55") max x 2.14m (7'02")
UPVC double glazed window to rear aspect, radiator, carpet flooring

Bathroom - 1.67m (5'6") x 2.55m (8.4 max)
Fitted with three piece suite comprising bath, pedestal wash hand basin and low-level WC, window to front, radiator, tiled laminate flooring.

Outside

The property is detached with enclosed rear garden, an array of plants and shrub borders, shed and pedestrian gate access.

Garage

A single garage with an up and over door, located very nearby.

Tenure

The property is freehold.

Services

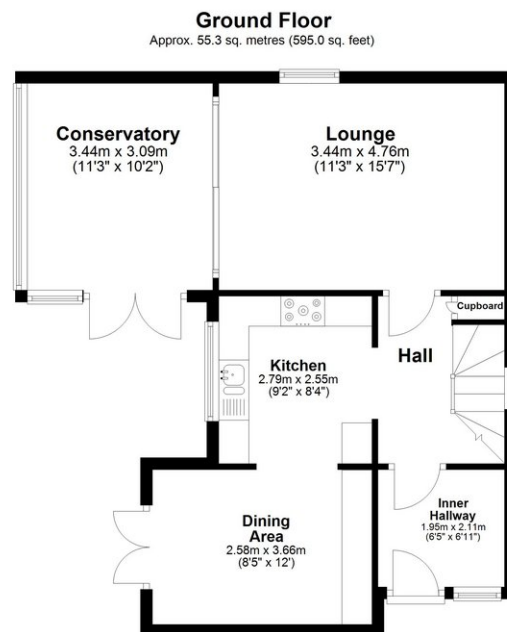
Mains water, gas, drainage and electricity are connected.

The property is/is not in an conservation area. The property is in a low flood risk area.

Council Tax Band: D West Suffolk District Council

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





Total area: approx. 85.4 sq. metres (919.0 sq. feet)

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

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