



Leaders Way, Newmarket, Suffolk

Pocock + Shaw

15 Leaders Way
Newmarket
Suffolk, CB8 0DP

An extended 3 bedroom semi detached house benefiting from a modern kitchen/dining room opening to a large sitting room, utility room, shower room, 1st floor bathroom, enclosed garden, garage and ample off road parking. The property is set in a popular residential area just to the north of the town centre and within close proximity to a primary and secondary school, leisure centre and local shopping amenities.

Guide Price £295,000



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.

Description Situated in a cull de sac location this extended semi detached family house has undergone a rolling programme of improvements and now offers superb modern living accommodation complimented by a newly fitted kitchen, shower room and bathroom. The house also has had a new gas fired boiler installed and is well presented throughout. Outside the house has off road parking for several cars to the front, an integral garage and enclosed garden to the rear.

Ground Floor

Entrance Hall PVCu double glazed window to front aspect, radiator, telephone point, staircase to the 1st floor.

Sitting Room 5.82m (19' 1") plus the recess x 3.63m (11' 11") narrowing to 3.02m (9' 11")
PVCu double glazed window to the front aspect, radiator, telephone point, TV point, recessed ceiling spotlights, opening to:

Kitchen/Dining Room 5.72m (18' 9") x 2.74m (9') overall and comprising of:-

Dining Room 2.95m (9'8") x 2.74m (9')
Radiator, recessed ceiling spotlights, sliding patio door to the garden and opening to:

Kitchen 2.74m (9') x 2.82m (9'3")
Fitted with a range of base and eye level units with worktop space over, 1¼ bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks,

plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, four ring gas hob with extractor hood over, PVCu double glazed windows to the side and rear, wood laminate flooring, recessed ceiling spotlights.

Utility Room 2.48m (8'2") x 2.30m (7'6")

Fitted with a range of base units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, single radiator/towel rail, PVCu double glazed door to side, built in cupboard with wall mounted gas combination boiler serving heating system and domestic hot water, under stair storage cupboard.

Shower Room Fitted with two piece suite comprising shower enclosure with glass screen, low-level WC and extractor fan.

First Floor

Landing PVCu double glazed window to side aspect, door to:

Bedroom 1 3.47m (11'5") x 2.97m (9'9")

PVCu double glazed window to front aspect, radiator and storage cupboard.

Bedroom 2 2.76m (9'1") x 2.97m (9'9")

PVCu double glazed window to rear aspect, radiator and storage cupboard.

Bedroom 3 2.62m (8' 7") max x 2.49m (8' 2") max, with a built in high level bed with storage cupboards under, PVCu double glazed window to front aspect, radiator, sloping ceiling.

Bathroom Fitted with three piece suite comprising panelled bath with independent shower over, wash hand basin with cupboards under, low-level WC, tiled splashbacks, heated towel rail, extractor fan, PVCu double glazed window to rear aspect.



Outside

Garage 16' 9" x 8' 6" (5.11m x 2.59m)
With double doors, light and power.

Garden There is a concrete and shingle parking area to the front, path to the front door and gate leading to the side. The rear garden is arranged over several different levels with patio and lawn.

Tenure The property is freehold/leasehold.

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.

The property has a registered title.

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax D West Suffolk District Council

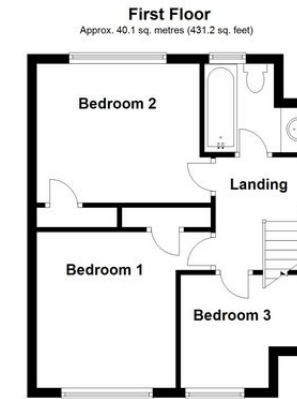
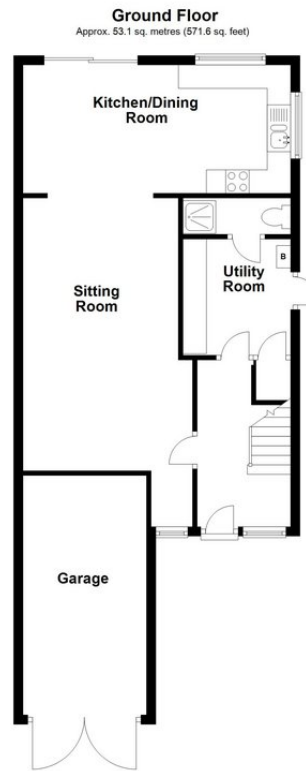
Viewing By Arrangement with Pocock + Shaw PBS



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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Total area: approx. 93.2 sq. metres (1002.9 sq. feet)

