

Clarke Philips

Estate Agents & Property Management



Guide Price £450,000

6 KINGSBRIDGE WAY | NEWMARKET | CB8 8FU

Clarke Philips are pleased to offer this brand new four bedroom executive townhouse in a sought after location. Walking distance to Primary School, Train Station with links to Cambridge & Bury St Edmunds, Village shop and public houses. Comprising of spacious lounge/diner, fully fitted kitchen, downstairs WC, family bathroom and separate shower room, four double bedrooms with en-suite and dressing room to master. Outside offers two parking spaces and an enclosed garden to the rear.

Entrance Hall

Store / Airing Cupboard

Downstairs WC

Kitchen 11'4" x 8'6" (3.45m x 2.59m)

Lounge/Diner 20'6" x 19'10" (6.24m x 6.05m)

Bedroom 2 9'11" x 11'3" (3.03m x 3.43m)

Bathroom

Landing

En-suite

Master Bedroom 10'0" x 11'3" (3.04m x 3.43m)

Dressing Room 6'4" x 7'11" (1.93m x 2.42m)

Bedroom 3 10'5" x 19'4" (3.17m x 5.89m)

Bedroom 4 10'5" x 19'4" (3.17m x 5.89m)

Shower Room

Landing

Enclosed Rear Garden

Parking on private driveway

Agents Notes

Sales Agents Notes - Tenure - Freehold

Council Tax Band - TBC

Property Construction – Brick and Block

Parking – Carport with space for 2 cars and an EV charging point

Utilities / Services

Electric and Water Supply - Mains

Sewerage - Mains

Heating sources - Air Source Heating (ground floor under floor heating, second/third floors radiators)

Broadband Type – FTTP

Mobile Signal/Coverage – Good

Flood risk - Very Low

Directions

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