Clarke Philips

Estate Agents & Property Management







£270,995

PLOT 101 LARKS PLACE | NEWMARKET | CB8 7QF

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Clarke Philips are pleased to offer this brand-new two-bedroom home offering well-planned accommodation, two bathrooms, a private rear garden and parking for two vehicles. The property includes a contemporary fitted kitchen with integrated appliances, solar panels, air-source heating and an electric vehicle charging point. Conveniently positioned for Kennett railway station and access to the A11 and A14.

Plot 101 (The Lavender)

Description

This newly built two-bedroom home offers a modern, energy-efficient specification and a practical layout arranged over two floors.

The ground-floor accommodation includes an entrance hall, cloakroom and a separate living room. To the rear is a contemporary kitchen and dining room fitted with a range of integrated appliances, with double doors opening directly onto the garden.

Upstairs are two double bedrooms, including a principal bedroom with an en-suite shower room, together with a separate family bathroom.

Outside, the enclosed rear garden is arranged with a paved patio and lawn. A driveway provides parking for two vehicles and incorporates an electric vehicle charging point.

Further features include solar panels, air-source heating and a 10-year NHBC new-build warranty. The property is conveniently located within walking distance of Kennett railway station, with good road connections via the A11 and A14.

Room Measurements

Living Room
4.85m max x 2.95m max (15'11" x 9'8")

Kitchen/Dining Room
4.05m x 3.38m max (13'3" x 11'1")

Cloakroom
1.50m x 1.01m (4'11" x 3'4")

Bedroom One
4.05m x 2.72m (13'3" x 8'11")

En-Suite Shower Room

Bedroom Two
4.05m x 2.40m max (13'3" x 7'10")

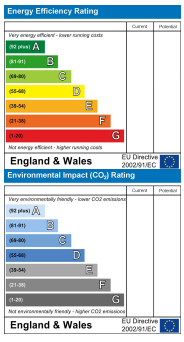
Bathroom
2.36m x 1.91m (7'9" x 6'3")

Additional Information

Tenure: Freehold
Local Authority: East Cambridgeshire District Council
Council Tax Band: To be confirmed
Services: Mains electricity and water
Heating: Air-source heat pump
Estate Management Charge: Approximately £90 per annum

Purchase incentives may be available, subject to the selected plot and agreed terms. Please contact Clarke Philips for further information or to arrange a site visit.

Directions



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www.clarkephilips.co.uk

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.