



A 3/4 BEDROOM DETACHED BUNGALOW STANDING IN A LARGE GARDEN PLOT OF 0.37 OF AN ACRE (STS)

Beaconscot, Front Street, Ousden, Newmarket, Suffolk, CB8 8TW

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ESTABLISHED 1966

**Beaconscot
Front Street
Ousden
Newmarket
Suffolk CB8 8TW**

**A well-presented home in a mature garden plot with possible annexe,
a great workshop, and productive solar panels.**

Guide: £650,000

**RECEPTION HALL | SITTING ROOM | KITCHEN | DINING ROOM
| UTILITY ROOM | STUDIO WITH EN SUITE SHOWER ROOM |
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM &
WALK-IN WARDROBE | TWO FURTHER BEDROOMS | FAMILY
BATHROOM | GARAGE AND WORKSHOP | SHED AND
MACHINERY STORE | 0.37 OF AN ACRE (STS)**

RECEPTION HALL 8'8" x 8'1"

SITTING ROOM 19'7" X 14' widening to 15' max. a triple-aspect room with shelved alcove and storage cupboards below, French doors to terrace and garden, open fireplace with herringbone brick hearth and LPG gas fire, reclaimed Arts & Crafts oak fire surround and mantelpiece.

DINING ROOM 10'5" X 11'10" double-aspect room open to

KITCHEN with a range of fitted wall and base kitchen units, with peninsular work surface, inset stainless-steel sink and drainer unit, ceramic hob with extractor hood over, built-in oven and grill, integrated fridge and dishwasher.

UTILITY ROOM 8'9" x 8'4" with stable door to rear garden and fitted with a range of wall and base storage cupboards with work surface, inset stainless steel sink and drainer unit with window above, integrated freezer, oil-fired boiler, space and plumbing for washing machine.

STUDIO SUITE/BEDROOM 13'3" x 11'2" max overall, French doors to front garden, walk-in storage cupboard.



EN SUITE shower room with tiled shower cubicle, pedestal wash hand basin and low-level WC.

HALL shelved airing cupboard and store housing water softener

BATHROOM modern fitted bathroom with underfloor heating and a white suite with extensive tiling, large walk-in shower cubicle with glass screen, panel bath, built-in vanity unit with storage, inset wash hand basin and low-level WC.

PRINCIPAL BEDROOM 14'8" x 9'5"

WALK-IN WARDROBE 7'2" x 5'5"

EN SUITE SHOWER ROOM, with underfloor heating being extensively tiled with corner glass shower cubicle, vanity unit with storage and inset wash hand basin, low-level WC and heated towel rail,

BEDROOM TWO 12' x 14'8" max overall.

BEDROOM THREE 9'3" x 8'9" with built-in wardrobe cupboard.

OUTSIDE

There is a private driveway providing parking and turning space and giving access to a detached **GARAGE AND WORKSHOP** 20'5" x 13'8" minimum, with pedestrian stable door, connected power, boarded loft space. The garden to the front and side is laid predominantly to lawn, with herbaceous and flowering borders along with a variety of mature trees and shrubs (one with TPO). The rear garden has a generous terrace with **GREENHOUSE** and **SUMMERHOUSE**. Further outbuildings set next to the vegetable garden and includes a **GARDEN SHED** and **MACHINERY STORE** 15'.10" x 9'.9",

SERVICES

Mains water, electricity and drainage connected. Plus, a 3.6kw solar photovoltaic array generating approximately £2,000 pa.

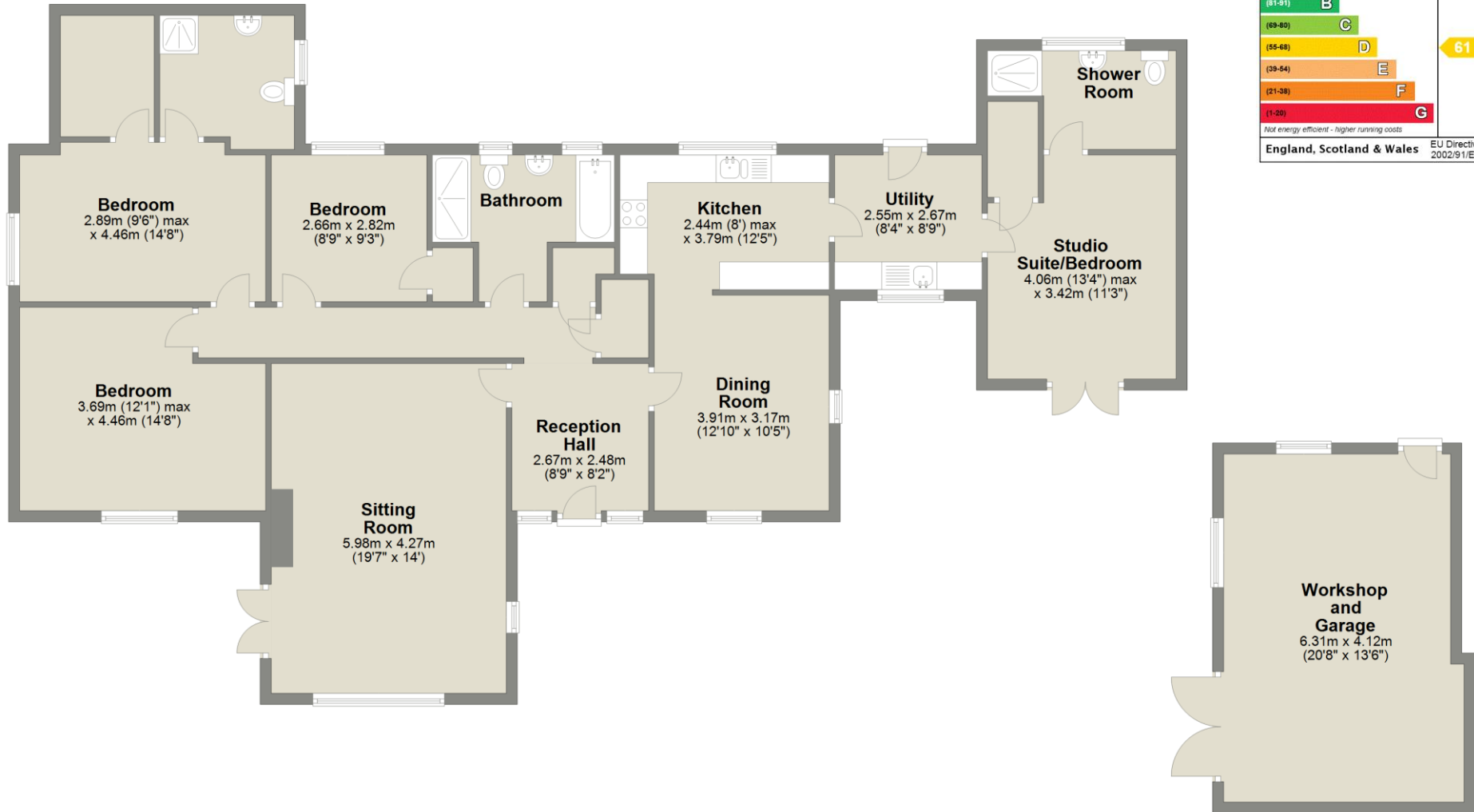
FREEHOLD – West Suffolk – Council Tax Band E

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



Floor Plan

Approx. 173.7 sq. metres (1870.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		61	82

Total area: approx. 173.7 sq. metres (1870.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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