



JAMIE WARNER  
— ESTATE AGENTS —



## 12 Hawthorne Way, Stradishall, Newmarket, CB8 9XZ

£180,000

- CHAIN-FREE SALE
- SCOPE TO MODERNISE
- GARAGE EN BLOC
- EX-RAF STRADISHALL LOCATION
- THREE BEDROOMS
- EDGE-OF-DEVELOPMENT POSITION
- SPACIOUS ROOM SIZES
- DRIVEWAY FOR MULTIPLE VEHICLES
- ENCLOSED REAR GARDEN

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS  
01440 712221

[jamie@jamie-warner.co.uk](mailto:jamie@jamie-warner.co.uk)  
[www.jamie-warner.co.uk](http://www.jamie-warner.co.uk)

## 12 Hawthorne Way, Newmarket CB8 9XZ

SPACIOUS EX-RAF HOME WITH GENEROUS PARKING AND MODERNISATION POTENTIAL

Situated on the very edge of the former RAF Stradishall development, this chain-free property offers excellent scope for modernisation and would suit buyers looking to put their own stamp on a home. The layout is notably spacious throughout, far exceeding typical modern builds, and the property benefits from a large shingle driveway and garage en bloc. A rare opportunity in a quiet residential setting with strong potential.



Council Tax Band: B



## Ground Floor

### Sitting Room

5.00m (16'5") x 3.56m (11'8")

A well-proportioned reception room with a window to the front, radiator, and stairs rising to the first floor. An archway leads through to the dining area.

### Dining Room

4.00m (13'1") x 2.36m (7'9")

Positioned just off the sitting room, the dining area includes a bi-fold door to the inner hall and an archway connecting to the kitchen.

### Inner Hall

A useful space providing access between the main living areas and the rear of the property.

### Kitchen

4.00m (13'1") x 2.06m (6'9")

Fitted with a range of base and eye-level units with worktop space over, the kitchen includes a stainless steel sink with single drainer, plumbing for a washing machine, and space for a fridge and cooker. A window to the rear provides natural light and garden views.

### Rear Hall

With a radiator and access to the cloakroom, porch, and garden.

### WC

Fitted with a two-piece suite comprising a wall-mounted wash hand basin with tiled splashback and a low-level WC.

### Rear Porch

Provides access to the garden and outbuildings.

## Store

A handy storage space accessed externally.

## External Cupboard

Houses the floor-mounted oil-fired boiler, offering practical storage and service access.

## First Floor

### Bedroom 1

3.65m (12') x 2.39m (7'10")

A double bedroom with a window to the front and radiator.

### Bedroom 2

3.81m (12'6") x 2.19m (7'2")

A bright room with a window to the rear overlooking the garden, and a radiator.

### Bedroom 3

2.63m (8'8") incl. cpbd x 1.87m (6'2")

A single bedroom with a window to the front, radiator, and built-in cupboard space.

## Shower Room

Fitted with a modern three-piece suite including a shower enclosure with fitted shower and glass screen, low-level WC, and wash basin. There is a window to the rear and a radiator.

## Outside

### Rear Garden

The rear garden features a decked area with space for outdoor seating and is enclosed by timber fencing and mature hedging. At the head of the garden, a

gate provides access to a parking area and a garage en bloc. A timber outbuilding with wooden-style shutters houses the oil tank, offering practical external storage.

#### Garage En Bloc and Drive

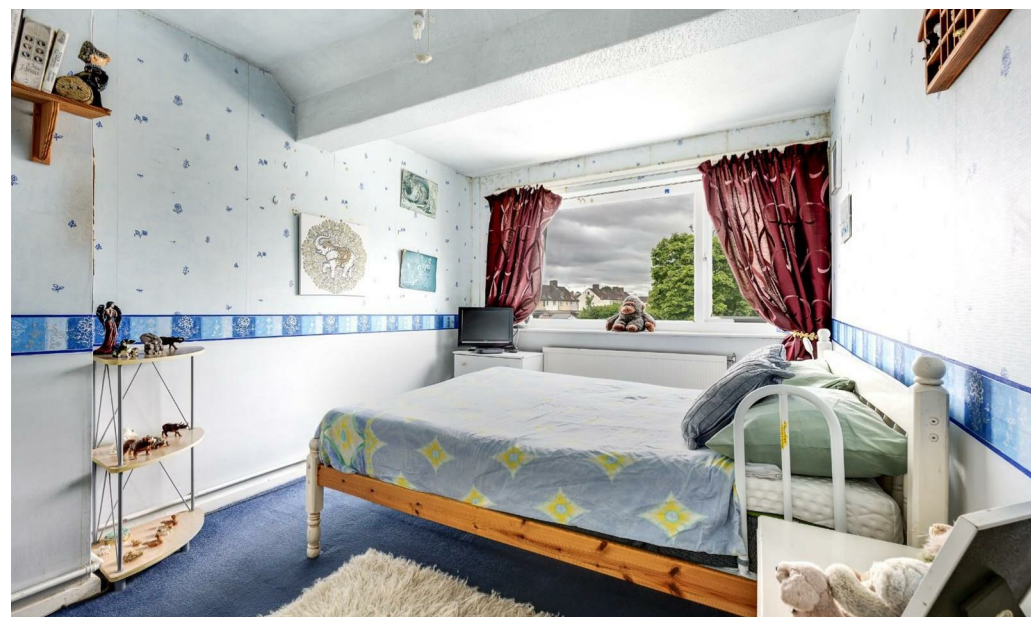
To the front of the property lies a shingle driveway providing off-road parking for approximately three vehicles. In addition, there is a garage en bloc located to the left of the house when viewed from the street.

#### Viewings

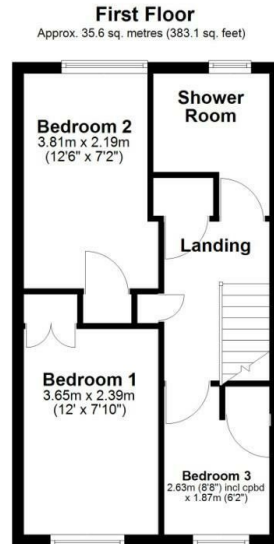
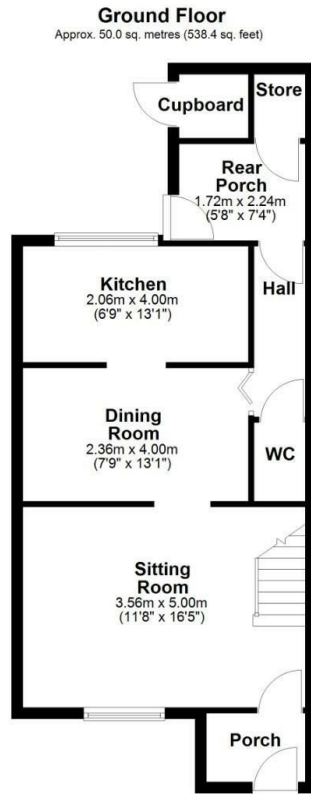
By appointment with the agents.

#### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 85.6 sq. metres (921.6 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	