



**Bill Rickaby Drive, NEWMARKET CB8 0HG**

**welcome to**

## **Bill Rickaby Drive, NEWMARKET**

An extended, brilliantly presented and sought after three bedroom detached home, tucked away in the desirable Bill Rickaby Drive, Newmarket; a town known for its historic racing heritage, offering off-road parking via drive way and garage.

### **Entrance Hall**

Obscure double-glazed PVC door to the front aspect, radiator, double glazed window to the side and double fronted storage cupboards for boots and coats. Access to the cloakroom.

### **Ground Floor Wc**

Obscure double glazed window to the front aspect, low level wc, wash hand basin and radiator.

### **Lounge**

11' 9" x 12' 9" ( 3.58m x 3.89m )

Double glazed window to the side, double glazed sliding patio door to the rear aspect offering garden access, television and telephone points and a radiator.

### **Dining Room**

16' 6" x 8' with recess ( 5.03m x 2.44m with recess )

Double glazed patio door to the rear aspect for access to garden, stairs rising to the first floor, double glazed velux windows to the rear aspect, radiator and door way to kitchen.

### **Kitchen**

7' 2" x 10' 4" ( 2.18m x 3.15m )

Double glazed window to the rear, Wide range of wall hung and base level units with top to contrast, one and a half stainless steal sink and drainer, space for white goods, inset spotlights, space for cooker with hood vent above, integrated dishwasher and fridge freezer.







### **1st Floor Landing**

Loft access hatch, double glazed diamond shaped window to the front aspect, airing cupboard and doors to...

### **Bedroom One**

9' x 11' 1" ( 2.74m x 3.38m )

Double glazed window to the rear aspect, radiator, double fronted built in wardrobe.

### **Bedroom Two**

9' 10" x 8' 11" ( 3.00m x 2.72m )

Double glazed window to the side aspect, radiator and built in wardrobe for storage.

### **Bedroom Three**

7' 10" x 6' 5" ( 2.39m x 1.96m )

Double glazed window to the front aspect, radiator.

### **Family Bathroom**

Partly tiled, double glazed frosted window to the front aspect, low level wc, wash hand basin, heated chrome towel rail, bath tub with shower over.



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## Bill Rickaby Drive, NEWMARKET

- Detached Home
- Three Bedrooms
- Driveway and Garage
- Front and Rear Gardens
- Newmarket Central

Tenure: Freehold

EPC Rating: C

offers over

**£325,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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