



Barley Close, Newmarket

Guide Price £315,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are pleased to offer for sale this modern three bedroom family home located close to the town centre in Newmarket. The property is at the end of a quiet cul-de-sac, therefore offering a good degree of peace and quiet and privacy. The accommodation consists of a good size lounge/diner, kitchen with potential for breakfast area should new owners wish, three bedrooms on the first floor, the master also benefitting from an ensuite shower room. Outside, is easy maintenance garden space, with the rear garden being mainly laid to lawn and paved patio area. To the side of the property is off road, driveway parking for three vehicles. This lovely home is close to Newmarket's high street, which provide a good range of shops, public houses and leisure facilities nearby. Newmarket train station is also just a short walk away.

Property Ref; LW0712





(Main rooms) Lounge/Diner

3.77m x 4.52m (12'4" x 14'9")

A bright spacious room with sliding doors opening onto rear garden patio area. Space for dining table. Wood effect flooring.

Kitchen

3.69m max x 3.53m max (12'1" x 11'6")

Fitted with a range of wall, full height and base units with complimentary worksurface over and stainless steel sink and drainer inset. Oven with four ring gas hob and extractor over. Space and plumbing for both washing machine and dishwasher. Space for fridge/freezer. Part tiled walls and window to front aspect.

Bedroom 1

3.3m x 2.81m (10'9" x 9'2")

Another lovely bright room with triple fitted wardrobe and window to front aspect. Door through to;



Ensuite

1.76m x 1.59m (5'9" x 5'2")

Three piece suite comprising W/C, curved corner enclosure , with thermostatic shower within, and wash basin set onto vanity unit with storage under. Large airing cupboard housing boiler, and with storage for towels and linens. Electric shaver point and heated towel radiator. Part tiled walls and window to side aspect.

Bathroom

1.89m x 1.71m (6'2" x 5'7")

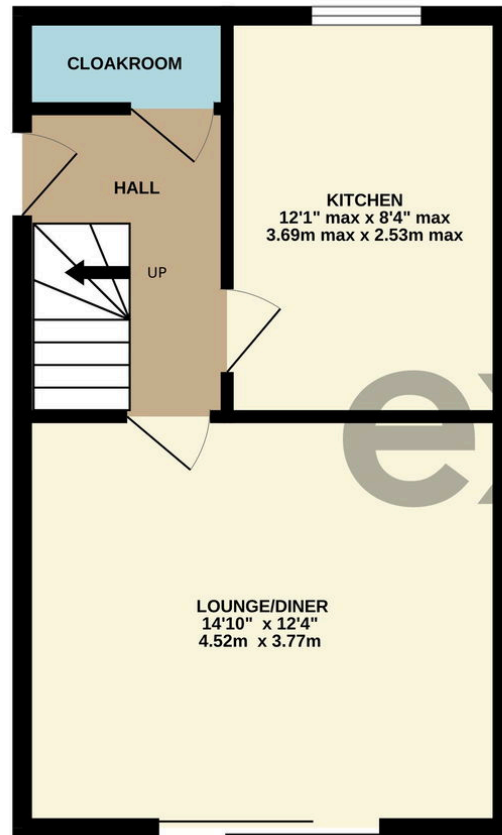
Three piece suite comprising W/C, panelled bath with mixer tap and shower attachment over, and pedestal wash basin. Mirrored wall cabinet. Electric shaver point, part tiled walls and heated towel radiator.

Outside

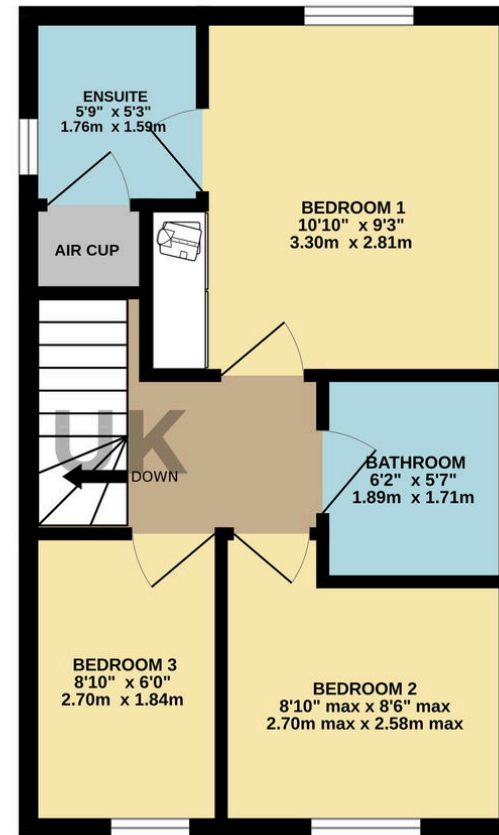
To the front of the property is a small lawned area with mature, well tended shrubs interspersed. To the side, is a driveway providing parking for up to three vehicles, with outdoor socket and wooden storage shed. The rear garden can be accessed towards the end of the driveway through a wooden gate. The garden to the rear is a lovely private space, which is laid between paving and lawn, providing a great entertaining space. The garden has a sunny aspect and provides a good deal of privacy. Wooden pergola and second wooden storage shed. The garden is enclosed by wooden fencing.



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

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