



304B Hethersett Close
Newmarket, Suffolk CB8 7AT
Offers In Excess Of £200,000

304B Hethersett Close, Newmarket, Suffolk CB8 7AT

A superbly updated and hugely improved modern starter home set within this popular development and enjoying a pleasant aspect to front and rear overlooking a local green.

The property boasts accommodation to include an entrance hall, superb re-fitted kitchen with granite worktop, living room, two good size bedrooms and a first floor fully re-fitted bathroom. With double glazed windows throughout and gas fired central heating.

Externally the property offers a fully enclosed artificial turf rear garden with gated rear access with access to garage and parking.

An ideal first time or investment purchase.

EPC (C)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

With staircase rising to the first floor, wood effect flooring, built in cupboard, radiator, access and door leading through to:

Living/Dining Room 15'7" x 11'5" (4.75m x 3.48m)

With large window to the rear aspect, French style doors with glazed panel to the side leading to the rear garden, wood effect flooring, TV aerial connection point, radiator.

Kitchen 8'4" x 9'0" (2.54m x 2.74m)

Re-fitted kitchen with a range of high gloss eye level and base storage units with solid granite working top surfaces over, inset sink unit with mixer tap over, NEFF appliances to include a built in oven, separate hob with extractor hood over, integrated

fridge/freezer, integrated dishwasher and integrated washing machine, vinyl tiled flooring, radiator, window to the front aspect.

First Floor Landing

Split level staircase leading to landing with access to loft space, cupboard housing gas fired combi-boiler, access and door leading through to:

Bedroom 1 8'4" x 15'1" (2.54m x 4.60m)

With window to the rear aspect, wood effect flooring, TV aerial connection point, radiator.

Bedroom 2 6'11" x 11'5" (2.11m x 3.48m)

With window to the rear aspect, wood effect flooring, built in cupboard, radiator.

Bathroom

Re-fitted suite comprising P shaped bath with plumbed shower over and glass screen, wash hand basin set in

vanity unit with ample storage under and low level WC, tiled walls, tiled flooring, underfloor heating, high level windows to the front aspect.

Outside - Front

Fully enclosed frontage with gated access laid with slate chippings. pathway leading to the front door, pleasant view overlooking open green and mature shrubs.

Outside - Rear

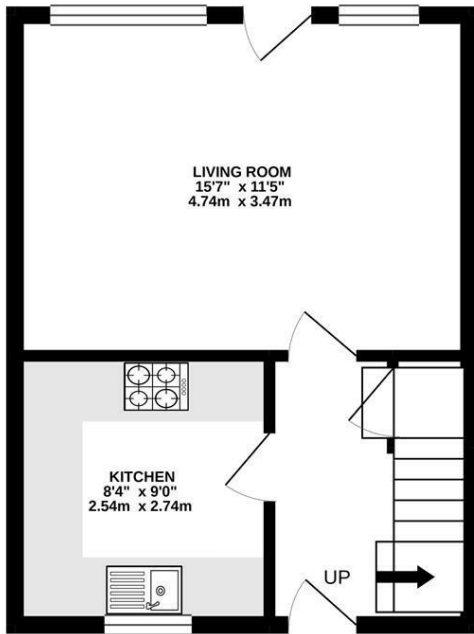
Fully enclosed rear garden laid with artificial grass, paved patio area with step leading up to lawn, gated rear access, outside lighting, access to:

Garage

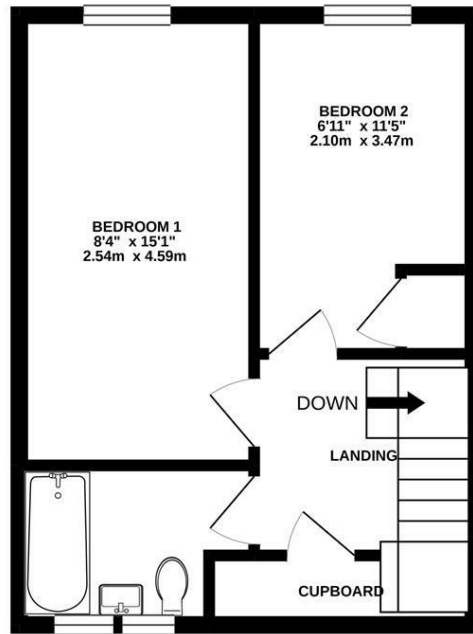
Single garage en bloc with the added advantage of parking to the front.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

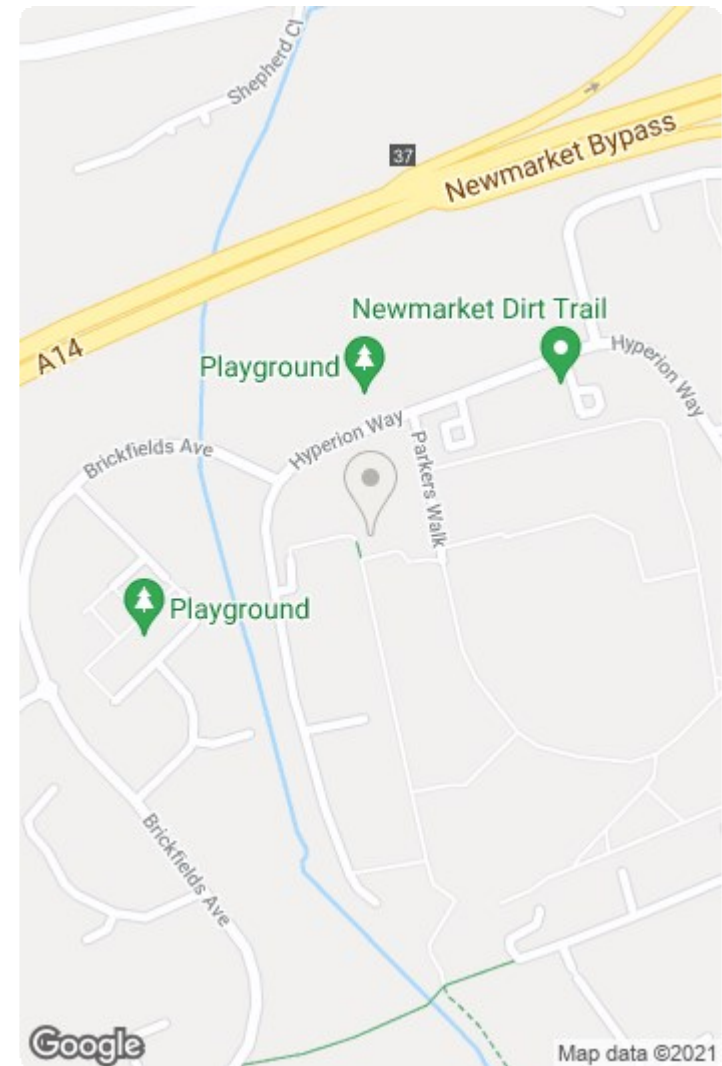


1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	90		

Energy Efficiency Rating scale (A-G):
 A: 92-100 (Very energy efficient - lower running costs)
 B: 81-91
 C: 69-80
 D: 55-68
 E: 39-54
 F: 21-38
 G: 1-20 (Not energy efficient - higher running costs)

Environmental Impact (CO₂) Rating scale (A-G):
 A: 0-10 (Very environmentally friendly - lower CO₂ emissions)
 B: 11-20
 C: 21-30
 D: 31-40
 E: 41-50
 F: 51-60
 G: 61-70 (Not environmentally friendly - higher CO₂ emissions)

England & Wales EU Directive 2002/91/EC

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