



8 Heathcote Place
Newmarket, Suffolk CB8 8GB
Offers In Excess Of £450,000

8 Heathcote Place, Newmarket, Suffolk CB8 8GB

A stunning end of terrace townhouse with gated entrance forming part of a small development of just ten houses offering beautifully presented accommodation with stunning views overlooking the gallops.

Boasting accommodation arranged over three floors extending to over 1500 sq ft comprising to the ground floor, a spacious kitchen/breakfast room opening out to the garden, dining room and cloakroom. To the first floor, offering bedroom two with balcony and en-suite plus sitting room with French doors leading to a balcony and to the second floor, a superb master bedroom with en-suite and bedroom three, also with en-suite.

Complete with a fully enclosed courtyard style garden, communal parking (two allocated spaces) and garage en bloc.

A superb property - viewing is absolutely essential.

Accommodation Details

Entrance Hall

With staircase rising to the first floor, two useful storage cupboards, radiator, doors to:

Dining Room 14'11" x 9'3" (4.55m x 2.82m)

With bay window to the front aspect, radiator, storage cupboard.

Kitchen/Breakfast Room 18'4" x 16'3" max (5.59m x 4.95m max)

Fitted with a matching range of wall mounted and base storage units with working top surfaces over, one and a half bowl sink unit with drainer and mixer tap, eye level built-in double oven, separate gas burner hob, integrated microwave oven and fridge/freezer, storage cupboard, space for breakfast table and chairs, radiator, storage cupboard housing boiler, full length bay window to the rear aspect and French style doors opening out onto the rear garden.

Cloakroom

Fitted with low level WC and wall mounted hand wash basin, radiator.

FIRST FLOOR

Landing

Staircase rising to the second floor, storage cupboard, doors to:

Sitting Room 16'2" x 14'11" max (4.93m x 4.55m max)

With feature fireplace, TV aerial connection point, radiator. windows to the front aspect, French style doors opening out onto balcony with views over the gallops.

Bedroom 2 16'2" x 10'6" max (4.93m x 3.20m max)

With archway to dressing area, built-in wardrobes, radiator, door to Ensuite, window to the rear aspect, French style doors leading out onto balcony over looking the rear garden.

En-Suite

Suite comprising low level WC, pedestal hand wash basin and walk in shower with drench head and sliding glass door, wall mounted mirror, fully tiled walls, radiator.

SECOND FLOOR

Landing

With doors to:

Master Bedroom 16'2" x 13'6" (4.93m x 4.11m)

With two windows to the front aspect, built-in wardrobes, radiator, door to:

En-Suite

Four piece suite comprising low level WC, bidet, hand wash basin and bath with shower over and glass screen enclosure, wall mounted mirror, fully tiled walls, radiator.

Bedroom 3 10'6" x 9'3" (3.20m x 2.82m)

With window to the rear aspect, radiator, access to loft space, door to:

En-Suite

Suite comprising low level WC, hand wash basin and bath with shower over and glass screen enclosure, wall mounted mirror, fully tiled walls, radiator, obscured window to the rear aspect.

Outside - Front

Small frontage with walled and hedge surround, far reaching views over the gallops, gated entry to the side leading to:

Outside - Rear

Courtyard style enclosed garden laid to shingle with brick built storage units and path to the rear entrance gate which leads out to the garage and two parking spaces at the rear which has gated entry to the side of the property.

PROPERTY INFORMATION

Maintenance fee - tbc

EPC - D

Tenure - Freehold

Council Tax Band - G (West Suffolk)

Property Type - End terrace house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 143 SQM

Parking – Garage & allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

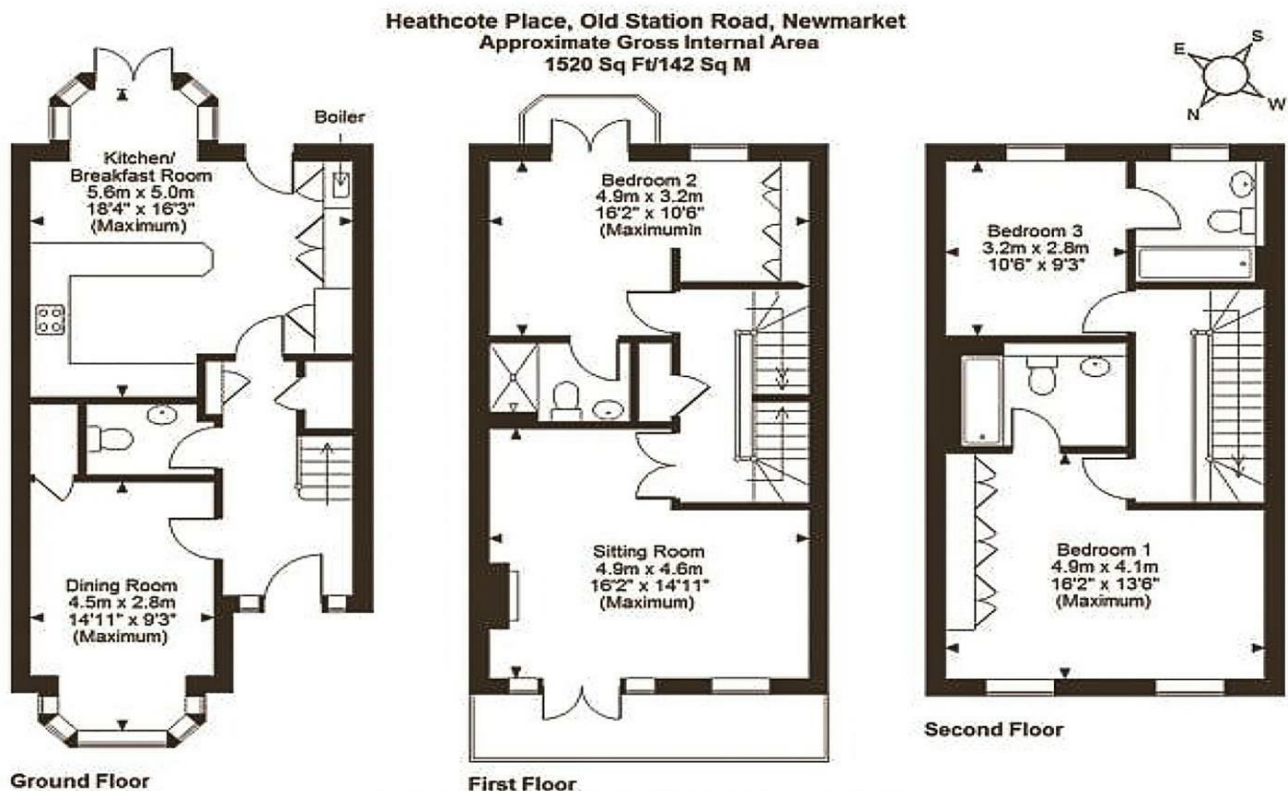
Heating sources - Gas

Broadband Connected - tbc

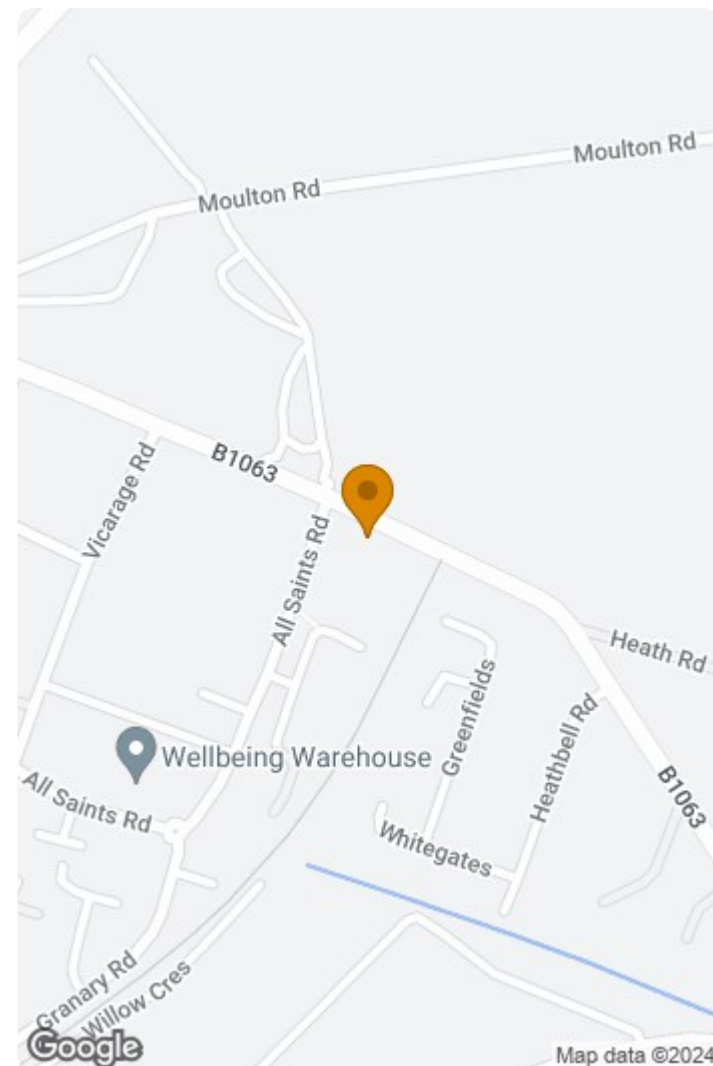
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of



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The position & size of doors, windows, appliances and other features are approximate only.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| | B | | |
| | C | | |
| | D | | |
| | E | | |
| | F | | |
| | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| | B | | |
| | C | | |
| | D | | |
| | E | | |
| | F | | |
| | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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