



**Tom Jennings Close**  
**Newmarket, CB8 0DU**  
**Asking Price £485,000**

**MA**  
Morris Armitage

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## Tom Jennings Close, Newmarket, CB8 0DU

This immaculate and stylishly presented four bedroom home offers excellent family living, with spacious entrance hall, open plan kitchen/dining room, utility, cloakroom, living room with conservatory and study to the ground floor.

On the first floor, a bright and spacious landing with four bedrooms and a bathroom.

Externally, the property benefits from ample parking on the block paved driveway, along with a double garage.

The exceptionally well maintained, landscaped garden offers fabulous outside living space with patio, seating areas, vegetable patch and garden shed.

A must to view to appreciate the quality of this home.

EPC (D)

Council Tax Band E (West Suffolk)

### Entrance hall

14'11" x 10'2"

With Composite entrance door, stairs leading to first floor, radiator.

### Kitchen/Dining Room

15'8" x 12'5"

With a range of wall and base units with worktops over, inset stainless steel double sink and drainer with mixer tap over, integrated gas hob with extractor hood over, integrated eye level double oven, integrated fridge, wine cooler, integrated dishwasher. Windows to rear aspect, radiator.

### Utility Room

With built in units with space and plumbing for washing machine and space for tumble dryer and further appliances, radiator. Door leading to garage, door leading to side access, door leading to:

### Cloakroom

With low level WC, pedestal hand basin, radiator, window to side aspect.

### Living Room

15'11" x 12'11"

With radiator, patio doors leading to:

### Conservatory

14'1" x 11'3"

With French doors leading to the garden.

### Study

9'7" x 7'3"

With window to front aspect, radiator.

## FIRST FLOOR

### Landing

Gallery landing with access to roof space and window to front aspect.

### Bedroom 1

12'10" x 11'6"

With window to front aspect, radiator.

### Bedroom 2

11'3" x 9'5"

With built in wardrobes, window to front aspect, radiator.

### Bedroom 3

12'2" x 9'11"

With window to rear aspect, radiator.

### Bedroom 4

10'9" x 7'11"

With window to rear aspect, radiator.

### Bathroom

With paneled bath, wall mounted hand basin, low level WC, shower cubicle, built in airing cupboard, ladder style radiator and window to rear aspect.

## OUTSIDE

Front garden laid with block paving offering generous parking, garden laid to artificial turf with ornamental trees and shrubs.

Double garage with power and light.

Side access leading to the enclosed rear garden, laid mainly to lawn with flower and shrub borders, patio seating areas, vegetable patch and garden shed.



GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 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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1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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