



Drinkwater Close
Newmarket, Suffolk CB8 0QN
Guide Price £315,000

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A modern semi-detached family home standing within this peaceful residential area and positioned only a short distance from the town centre and train station.

Cleverly extended and hugely improved by the current owners, this property has been smartly designed to offer accommodation to include an entrance hall, kitchen/dining room, living room, separate dining room/play room, three bedrooms and a re-fitted bathroom. Double glazed throughout and gas fired heating.

Accommodation Details:

Externally the property offers a fully enclosed rear garden and garage facilities. Part glazed door leading through to the:

Entrance Hall

With staircase rising to the first floor, wooden flooring, radiator and door leading through to the:

Living Room 16'2" x 11'0" (4.95 x 3.356)

Spacious living room with featured fireplace, TV connection point, wooden flooring, radiator, window to the rear aspect and arch way through to the:

Study/Playroom 9'6" x 8'6" (2.9 x 2.6)

Laid wooden flooring, skylight, window to the rear aspect and bi-fold doors out to the rear garden.

Kitchen/Diner 16'6" x 11'3" (5.03 x 3.45)

Fitted with both eye and base level storage units with working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, built in oven with ceramic hob and extractor fan. Space and plumbing for fridge/freezer, dishwasher and washing machine. Wood effect flooring, radiator and windows to the front aspect.

First Floor Landing

With access to loft, airing cupboard, access and door leading through to:

Bedroom 1 16'6" x 8'11" (5.03 x 2.72)

Radiator and window to the rear aspect.

Bedroom 2 9'1" x 7'1" (2.77 x 2.18)

Radiator and window to the front aspect.

Bedroom 3 7'10" x 7'1" (2.39 x 2.18)

Radiator and window to the front aspect.

Bathroom

Recently fitted three piece bathroom comprising of a low level WC, wash basin with vanity cupboards under, P-shaped bath with wall mounted shower and obscured window to the side aspect.

Outside - Front

Front garden predominately laid to lawn with a variety of mature plants and shrubs, gated access to rear garden.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with patio area and outdoor lighting.

Garage En-Bloc

Single garage with up and over door, power and lighting.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - tbc

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-detached bungalow

Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters - 39 SQM

Parking - Garage en bloc

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

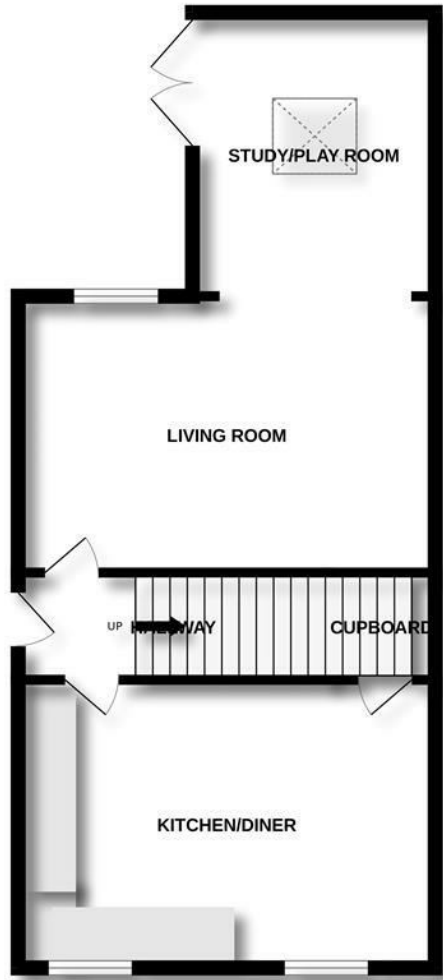
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

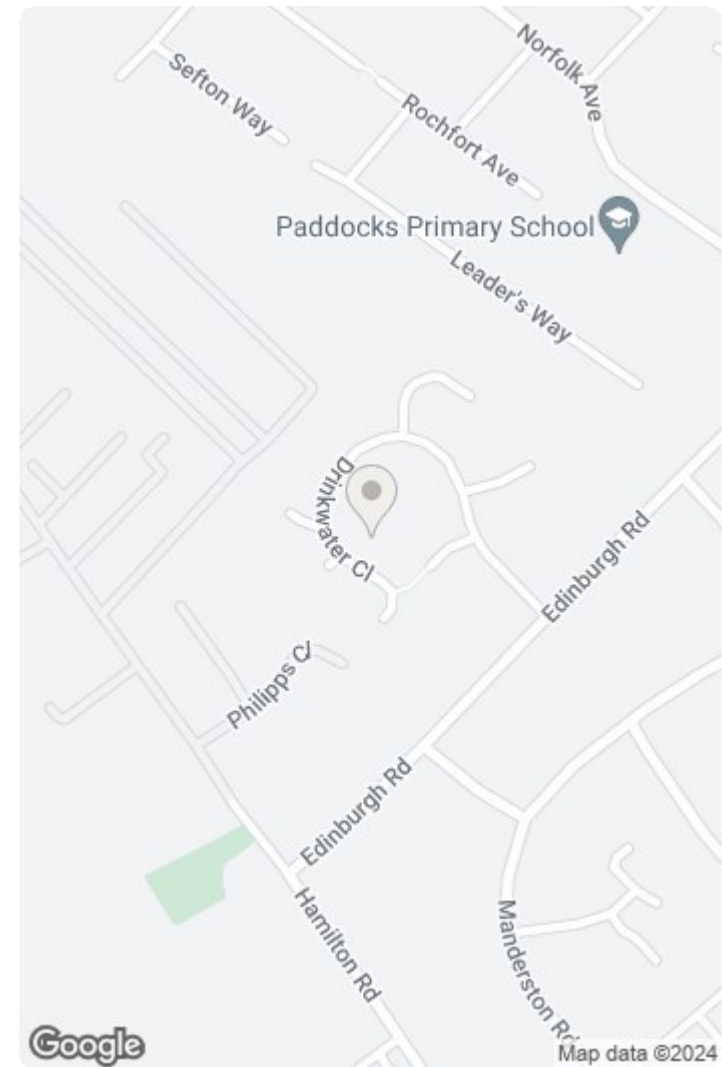
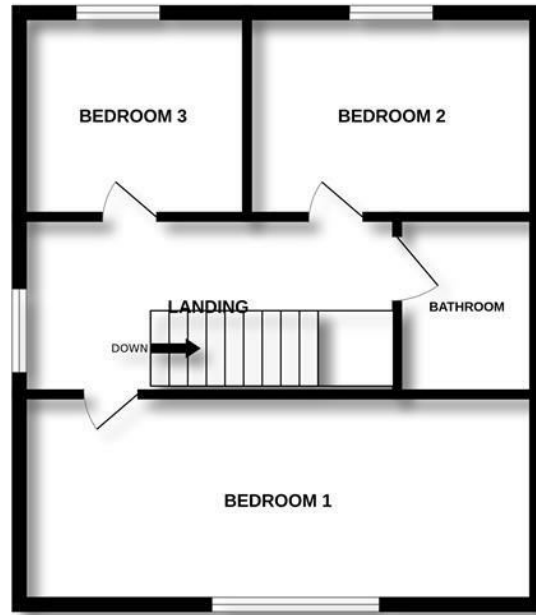
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR



1ST FLOOR



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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 92-100 (A)			Very environmentally friendly - lower CO ₂ emissions 0-10 (A)		
85-91 (B)			11-15 (B)		
79-84 (C)			16-20 (C)		
73-78 (D)			21-25 (D)		
67-72 (E)			26-30 (E)		
61-66 (F)			31-35 (F)		
55-60 (G)			36-40 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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