



Icknield Close
Newmarket, CB8 9SU
Guide Price £340,000

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A modern and detached semi-detached family home set at the end of a quiet cul-de-sac and offered for sale with no onward chain.

Improved and cleverly extended by the current owner, this property has been enhanced to offer impressive size rooms including 21ft substantial living room, refitted kitchen/breakfast room, utility room, office/studio, three bedrooms and family bathroom. Benefiting from double glazing.

Externally the property offers a fully enclosed rear garden.

Superb family home – viewing recommended.

EPC D

Council Tax C (East Cambs)

Accommodation Details:

Fully glazed front entrance door leading through to the:

Kitchen/Breakfast Room 14'7" x 9'10" (4.47 x 3.01)

Modern fitted kitchen with a range of both eye and base level storage units with working surfaces over, undermounted stainless steel sink and mixer tap, breakfast bar, integrated appliances to include a BOSCH double oven, ceramic hob with extractor hood above and space for a dishwasher. Laid wooden style flooring, Velux window, window to the front aspect and door through to the:

Living Room 21'7" x 17'1" (6.58 x 5.23)

Generous sized living room with modern multi-fuel burner, TV connection point, built-in wooden storage cupboards, vaulted ceiling with three Velux windows, space for dining table and chairs, windows and French door out to the rear garden.

Utility Room 6'10" x 4'10" (2.10 x 1.49)

Fitted units with working tops over, undermounted stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer. Window to the side aspect.

Office 11'11" x 7'9" (3.64 x 2.38)

With window to to the front aspect and door though to the:

Bathroom 7'9" x 5'4" (2.38 x 1.63)

With low level WC, wash basin, enclosed shower cubicle and storage cupboard.

First Floor Landing

With access and doors through to the bedrooms and bathroom.

Bedroom 1 12'1" x 9'10" (3.69 x 3.00)

Double bedroom with electric storage heater and window to the rear aspect.

Bedroom 2 15'3" x 7'10" (4.66 x 2.39)

Double bedroom with access to the airing cupboard, electric storage heater and window to the rear aspect.

Bedroom 3 8'4" x 7'10" (2.55 x 2.39)

With storage cupboard, electric storage heater and window to the front aspect.

Bathroom 7'5" x 5'10" (2.27 x 1.79)

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, tiled walls and flooring and window to the front aspect.

Outside - Rear

Fully enclosed rear garden predominantly laid to paving. Outdoor lighting, timber garden shed and side pedestrian gate.

Outside - Front

Bloc driveway with parking spaces for two vehicles.

PROPERTY INFORMATION:

Maintenance fee - n/a
EPC - D

Tenure - Freehold

Council Tax Band - C

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 107 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

Broadband Connected - tbc

Broadband Type – Superfast available

80Mbps download, 20Mbps upload

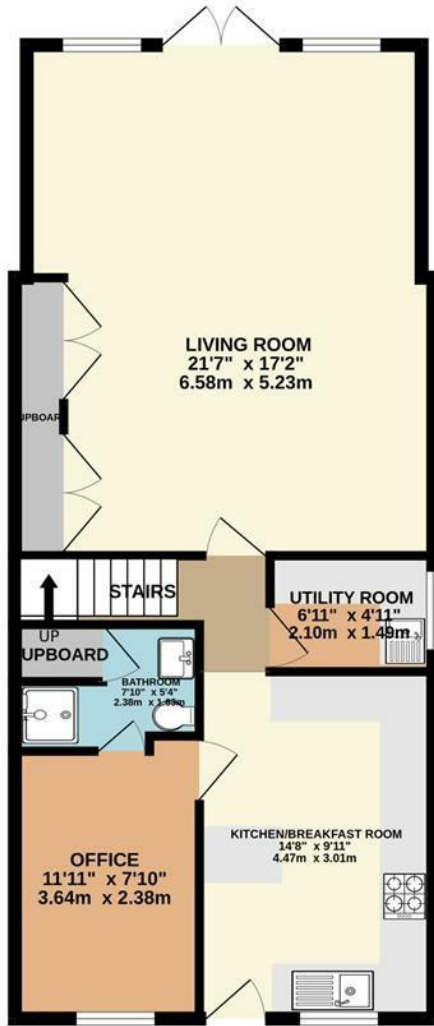
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants –

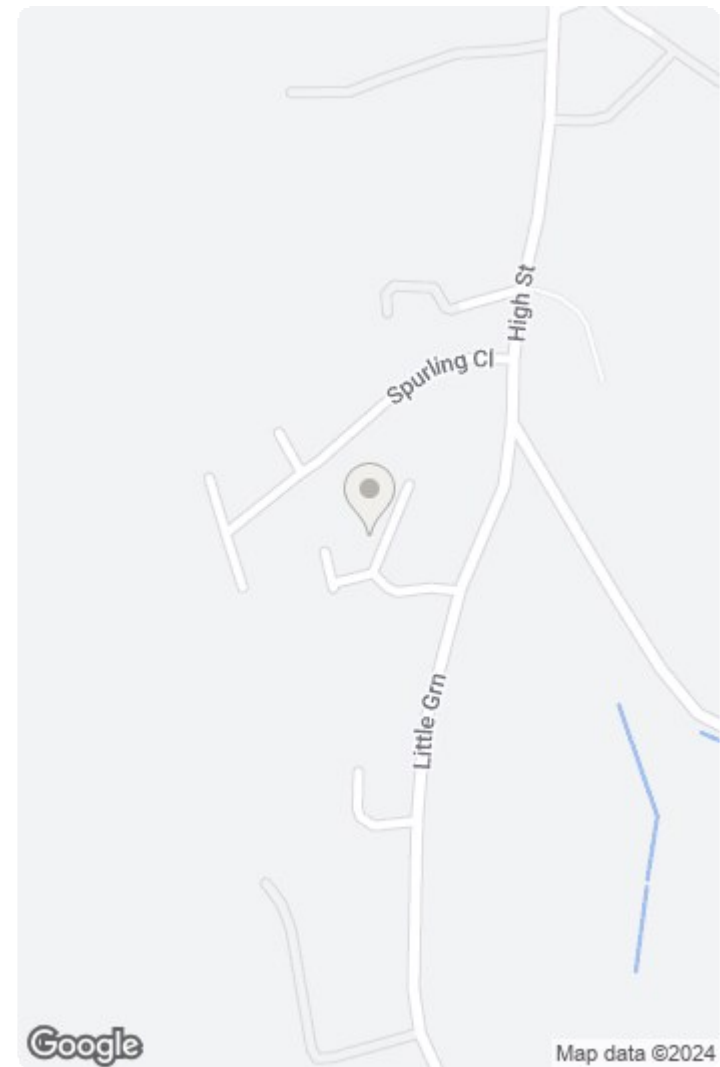
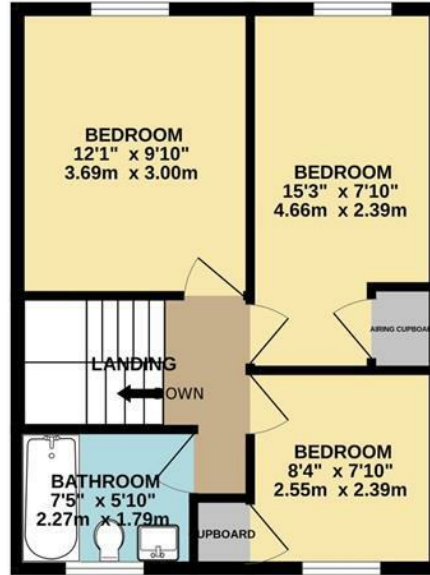
None that the vendor is aware of



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



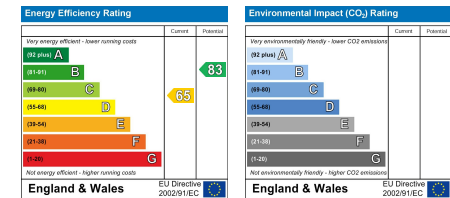
1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



12 ICKNIELD CLOSE

TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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