



**Linton Close, Newmarket CB8 0AE**

**Offers In The Region Of £325,000**



## Linton Close, Newmarket CBS oAE

An established detached family home standing towards the end of a quiet cul-de-sac and located only a short walk of all local amenities.

Cleverly extended, this property offers accommodation to include living room/dining room, kitchen, conservatory, bedroom 4/study ( ensuite to master ) and three bedrooms and family bathroom.

Externally the property offers a fully enclosed garden and off road parking.

### Entrance Hall

Openings to living room and kitchen. Door to under stair cupboard. Stairs to first floor.

### Kitchen 10'6" x 8'6" (3.22m x 2.60m)

Range of eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker. Space for fridge/freezer. Tiled splashbacks throughout working areas. Wood effect flooring. Openings to living room, one incorporating an additional worktop. Window overlooking rear aspect. Opening to entrance hall and door to inner hall.

### Living Room 19'11" x 10'5" (6.09m x 3.19m)

Spacious living room with dual, full height windows overlooking front aspect. Glazed sliding doors leading to conservatory. Opening to kitchen. Obscured glazed door with full height window leading to front aspect. Electric storage heater.

### Conservatory 12'1" x 7'3" (3.70m x 2.22m)

3/4 height glazed windows. Glazed sliding doors leading to living room. Half glazed door leading to rear garden. Wood effect flooring.

### Inner Hallway

Door leading to front and rear aspect, kitchen and bedroom.

### Bedroom 1 13'10" x 7'8" (4.23m x 2.35m)

Generous bedroom with window overlooking front aspect. Doors leading to en suite and inner hallway. Electric storage heater.

### En Suite

Generous shower room with white suite comprising low level W.C., pedestal hand basin with tiled splashback and walk-in shower cubicle. Vinyl flooring. Obscured window. Door leading to bedroom 1.

### Landing

Doors to bedrooms 2, 3 and 4 and bathroom. Stairs to ground floor.

### Bedroom 2 16'1" x 8'2" (4.91m x 2.51)

Spacious double bedroom with dual windows overlooking front aspect. Door leading to landing.

### Bedroom 3 11'8" x 8'4" (3.58m x 2.55m)

Generous size room with dual windows overlooking rear and side aspects. Door to airing cupboard. Door to landing.

### Bedroom 4 8'2" x 6'9" (2.49m x 2.06m)

Good size room with window overlooking rear aspect. Door to landing.

### Bathroom

Suite comprising W.C., pedestal hand basin and panelled bath. Wood effect flooring. Tiled walls throughout. Obscured window. Door leading to landing.

### Outside - Rear

Fully enclosed garden, mainly laid to gravel with mature shrub and tree planting. Block paved

seating area leading from back door. Doors leading to entrance hall and conservatory.

### Outside - Front

Large front area laid to gravel.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - F

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 92 SQM

Parking – tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

Broadband Connected - tbc

Broadband Type – Ultrafast available,

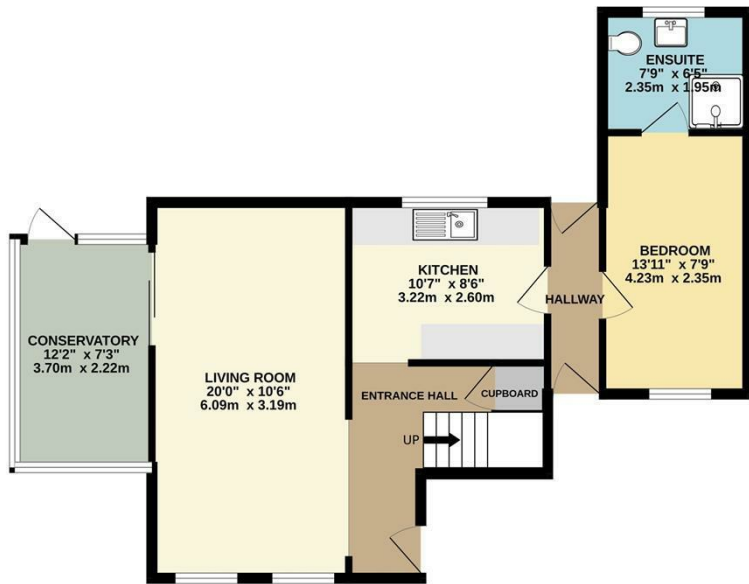
1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely

Rights of Way, Easements, Covenants – None

that the vendor is aware of

GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



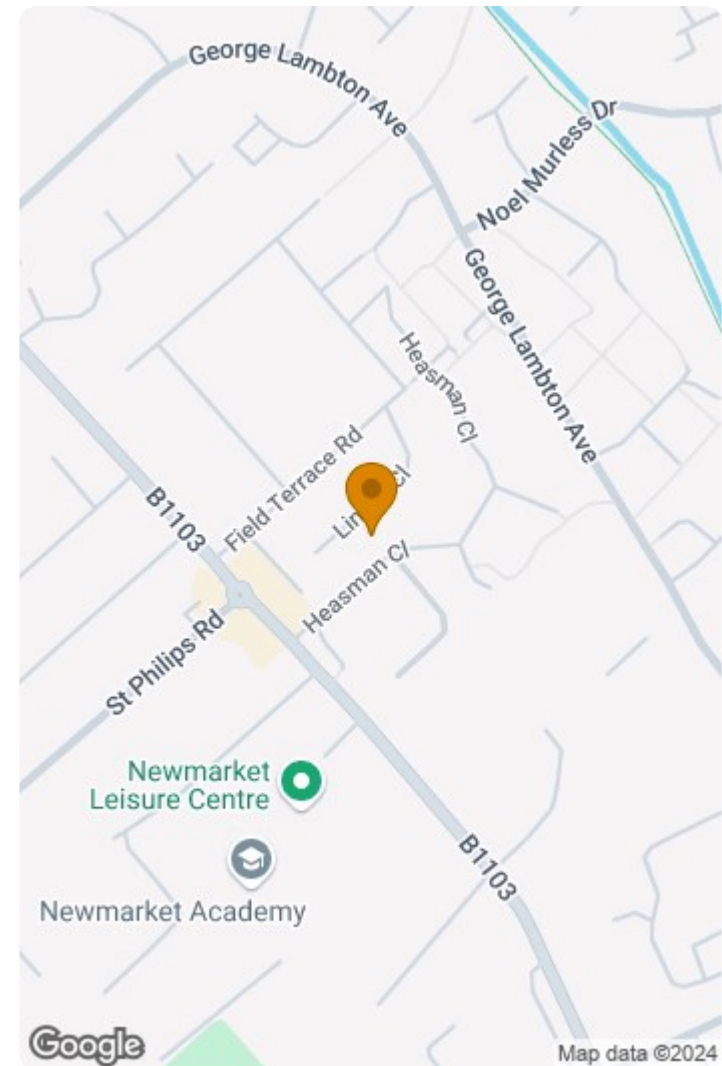
1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



20 LINTON CLOSE

TOTAL FLOOR AREA: 1051 sq.ft. (97.6 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		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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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