



Bill Rickaby Drive
Newmarket, CB8 0HG
Guide Price £375,000

Bill Rickaby Drive, Newmarket, CB8 0HG

A modern and detached family home standing towards the end of a no-through road and located on the edge of this thriving and popular town.

Boasting accommodation to include entrance hall, living room/dining room, conservatory, refitted kitchen/breakfast room, cloakroom, four bedrooms (ensuite to master) and a family bathroom.

Externally the property offers integral garage and a well stocked and fully enclosed rear garden.

EPC (D)

Council Tax E (West Suffolk)

Accommodation Details:

Open porch with fully glazed front entrance door through to the:

Hallway

Laid wooden style flooring, staircase rising to the first floor with storage cupboard under, radiator and door though to the:

Kitchen 11'3" x 9'8" (3.43 x 2.95)

Fitted with a range of eye and base level storage units and working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap over, integrated oven, electric hob, fridge/freezer, washing machine and dishwasher. External side door and window to the rear aspect.

Living Room 20'8" x 12'7" (6.30 x 3.86)

Sizable living room with TV connection point, two radiators, window to the front aspect and sliding glass doors out to the:

Conservatory 10'5" x 9'6" (3.19 x 2.92)

Laid wooden style flooring, windows surrounding and French doors out to the rear garden.

WC 2'1" x 2'8" (0.65 x 0.83)

Low level WC, wash basin and window to the rear aspect.

First Floor Landing

With access to airing cupboard.

Bedroom 1 14'3" x 11'10" (4.36 x 3.61)

Double bedroom with built-in wardrobes, radiator, dual aspect windows to the front and door through to the:

Ensuite 6'3" x 6'0" (1.92 x 1.83)

Three piece white suite comprising a low level WC, wash basin with vanity under and wall mounted vanity cabinet with light, walk-in shower cubicle, chrome heated towel rail, tiled walls and flooring, radiator and obscured window to the front aspect.

Bedroom 2 10'9" x 9'7" (3.30 x 2.93)

Double bedroom with storage cupboard, radiator and window to the rear aspect.

Bedroom 3 11'10" x 7'11" (3.61 x 2.43)

With wall mounted built in cupboard, radiator and window to the front aspect.

Study/Bedroom 4 8'9" x 7'11" (2.68 x 2.42)

Fitted wooden storage cupboards, drawers and shelving. Radiator and window to the rear aspect.

Bathroom 7'0" x 5'10" (2.15 x 1.80)

Modern fitted bathroom suite comprising a concealed WC, wash basin with vanity cupboard under, panelled bath, tiled walls and flooring, chrome heated towel rail and obscured window to the rear aspect.

Outside - Rear

Enclosed rear garden thriving with a variety of vibrant trees, shrubs and flowers. large garden shed with power and light. Mostly laid to lawn with a paved patio seating area, outdoor tap, outdoor lighting and side pedestrian gate.

Outside - Front

Block paved driveway providing off-road parking.

Garage 16'1" x 7'11" (4.91 x 2.43)

Electric garage door. Power and lighting.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 94 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

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

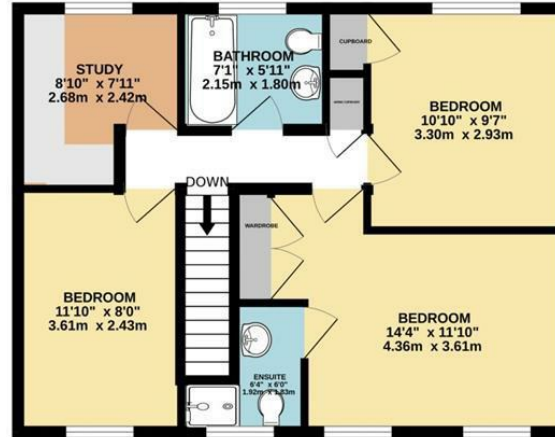
Mobile Signal/Coverage - Ofcom advise 'Likely'

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



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.

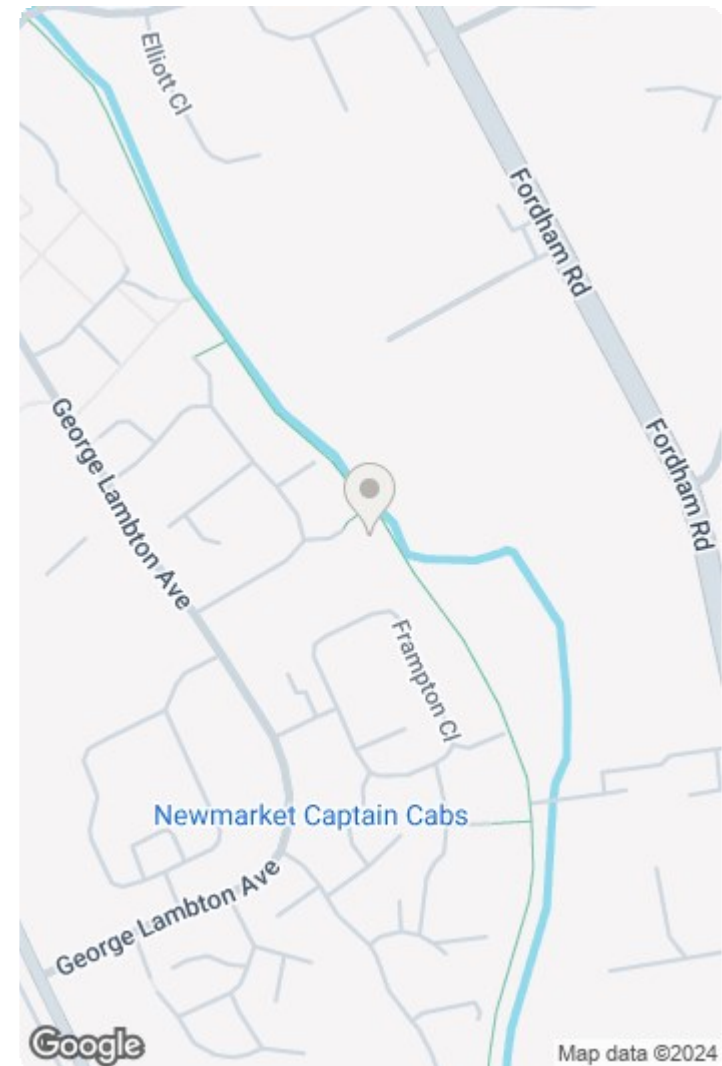
1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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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		68	84
	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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