



Highclere Close, Newmarket CB8 7RR

Guide Price £280,000

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A well presented modern family home standing at the end of a no-through road and located on the outskirts of the town centre.

Enjoying generous size rooms throughout, this property boasts accommodation to include an entrance hall, living room/dining room, kitchen/breakfast room, three double bedrooms and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a sizeable, fully enclosed rear garden and allocated parking.

Viewing is essential.

Accommodation Details

Front door leading through to:

Entrance Hall

With wood style vinyl flooring, built-in storage cupboard, doors leading to living room and kitchen, radiator, staircase to first floor.

Kitchen 14'0" x 14'0" (4.29m x 4.28m)

Spacious kitchen fitted with range of modern eye level and base storage cupboards with work top over, attractively tiled throughout work areas, ceramic sink and drainer with mixer tap over, integrated oven with separate gas hob, space and plumbing for washing machine, space for fridge/freezer, built-in storage cupboard, vinyl flooring, large window overlooking the front aspect, doors leading to entrance hall and living/dining room.

Living/Dining Room 21'5" x 12'5" (6.55m x 3.80m)

Spacious living/dining room with window overlooking rear garden, wood style vinyl

flooring, French doors leading to rear patio area, TV aerial connection point, radiator, door leading to the entrance hall.

Cloakroom

White suite comprising low level WC and wash hand basin, radiator, extractor, door to entrance hall.

First Floor Landing

Doors to all bedrooms, door to airing cupboard, access to loft space, stairs to ground floor.

Bedroom 1 13'5" x 10'11" (4.10m x 3.33m)

Spacious double room with built-in wardrobes, window overlooking the front aspect, radiator, door to the landing.

Bedroom 2 13'5" x 12'5" (4.10m x 3.80m)

Spacious double room with built-in wardrobe, window overlooking the rear aspect, radiator, door to the landing.

Bedroom 3 12'5" x 10'4" (3.80m x 3.16m)

Spacious double room with built-in wardrobe, window overlooking the rear aspect, radiator door to the landing.

Bathroom 8'3" x 6'2" (2.53m x 1.886m)

Family bathroom with modern white suite comprising low level WC, inset ceramic sink with mixer tap over with vanity unit under, panelled bath with plumbed shower over, tiled throughout wet areas, vinyl flooring, radiator, door to the landing.

Outside - Front

Lawned area, edged with gravel bed with stepped pathway leading to the front door.

Outside - Rear

Fully enclosed rear garden with a combination of

extensive block paved area, ornate paved patio area, gravel area, large timber built outbuilding, outside lighting.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 106 SQM

Parking – Allocated Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

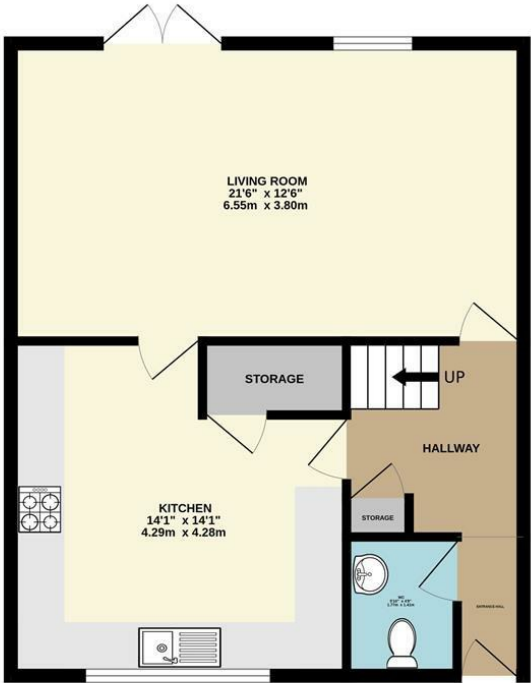
Broadband Type – Ultrafast available

1800Mbps download, 220Mbps upload

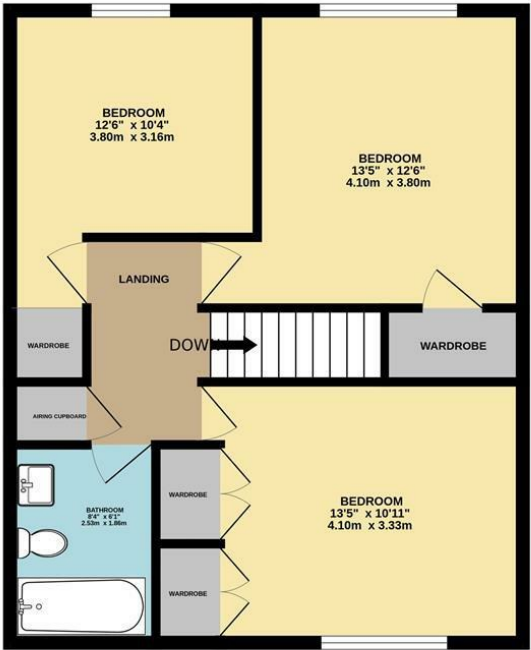
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



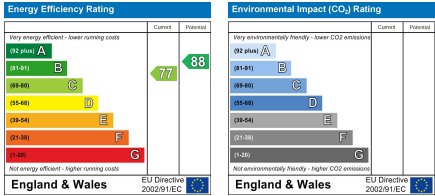
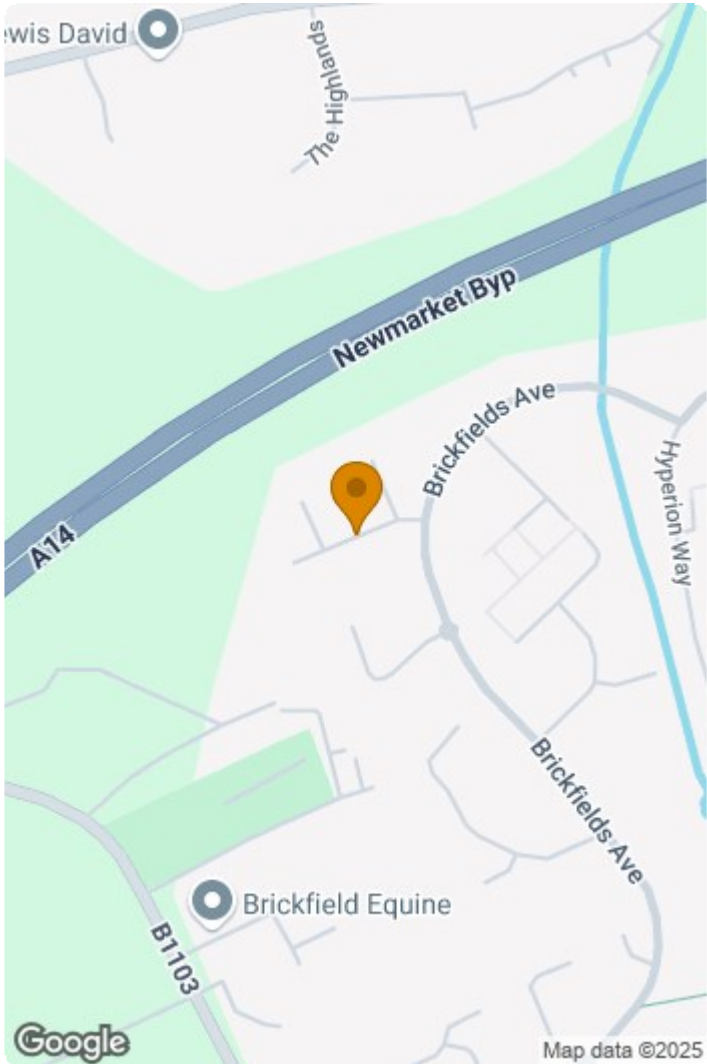
1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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