



**Elliott Close,
Newmarket, CB8 7SE
Guide Price £450,000**

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Elliott Close, Newmarket, CB8 7SE

A rare opportunity to acquire a spacious detached bungalow, originally two separate properties, now available with no onward chain.

Situated in a quiet, sought-after, and well-established residential area, the property retains its original layout. It features two living rooms, two kitchens, two bathrooms, and four additional versatile rooms currently used as bedrooms, a dining room, or office space. The property benefits from gas-fired central heating and double-glazed windows throughout.

Externally, the bungalow occupies a generous plot with beautifully landscaped front and rear gardens, along with a driveway offering ample off-road parking.

This unique property, brimming with potential, is highly recommended for internal viewing. No onward chain.

Porch
With door through to the:

Hallway
With storage cupboard and door through to the:

Living Room
15'8" x 10'11"
Spacious living room with wall mounted gas fire, TV connection point, laid wooden style flooring, radiator and window to the front aspect.

Kitchen
10'11" x 8'9"
Modern fitted kitchen with matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, oven and hob with extractor hob above, space for a fridge/freezer. Laid wooden style flooring, window and external door to the rear.

Bedroom
11'6" x 9'8"
Double bedroom with radiator and window to the rear aspect.

Bathroom
8'7" x 4'10"
Three piece bathroom suite comprising a low level WC, panelled bath with wall mounted shower, hand basin with vanity cupboards under, radiator, tiled walls and flooring, obscured window to the rear aspect.

Dining Room
9'10" x 9'2"
With radiator and window to the front aspect.

Hallway
With storage cupboard and door through to the:

Living Room
15'8" x 10'11"
Good sized living room with radiator and window to the front aspect.

Kitchen
8'11" x 8'9"
Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, space for a fridge/freezer, washing machine and tumble dryer. Wooden style flooring, window and external door to the rear aspect.

Bedroom
11'6" x 9'2"
Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

Dining Room
9'10" x 9'8"
With radiator and window to the front aspect.

Bathroom
8'7" x 4'10"
Comprising a low level WC, hand basin with vanity cupboards under, walk-in shower cubicle with glass doors, tiled walls and flooring, heated towel rail and obscured window to the rear aspect.

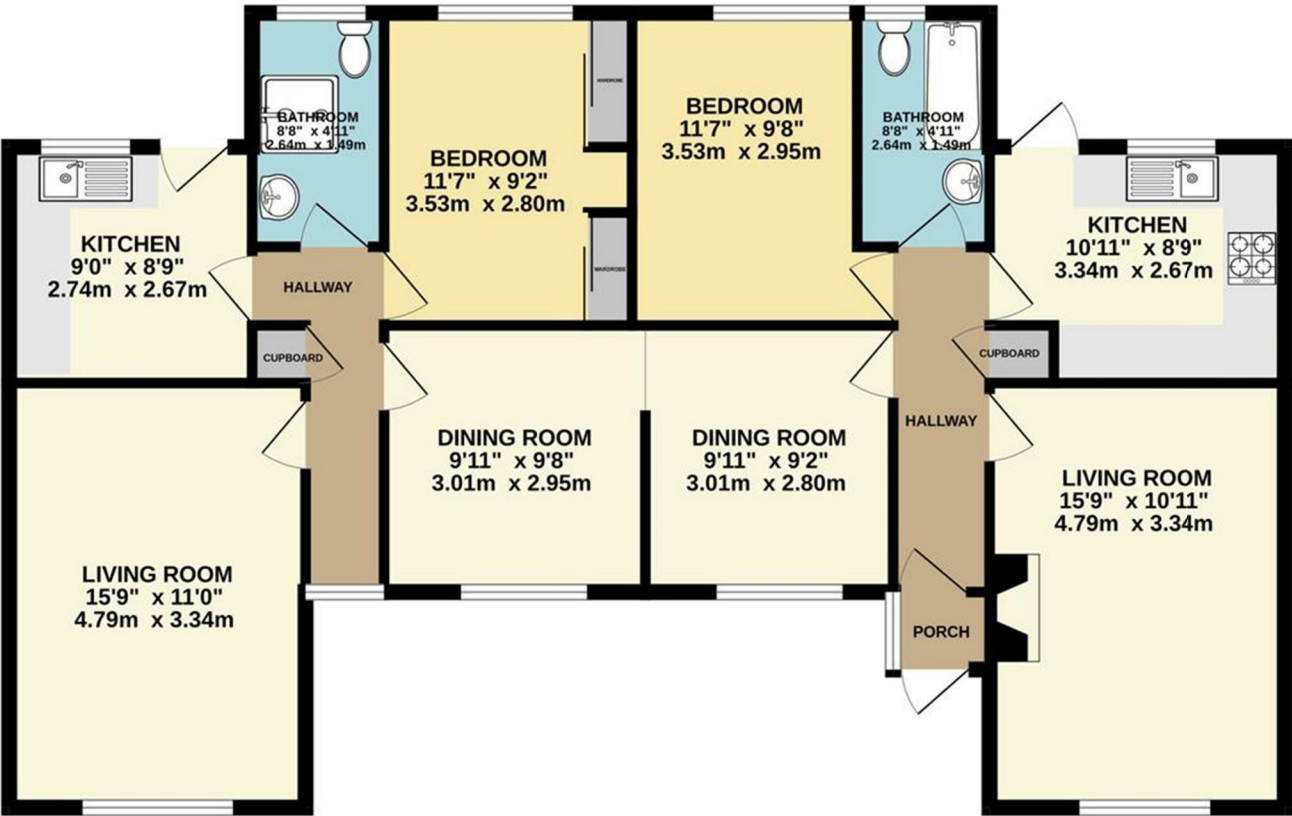
Outside - Rear
Beautifully presented rear garden with a variety of

thriving trees, shrubs and flowers. Raised flower beds, lawn area, wooden decked area wrapping around the garden, garden shed, outdoor lighting and side pedestrian gate.

Outside - Front
Driveway offering ample off-road parking.

Property Information:
EPC - C
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 109 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely/limited on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of
Location – What 3 Words - viewer.boil.cutaway

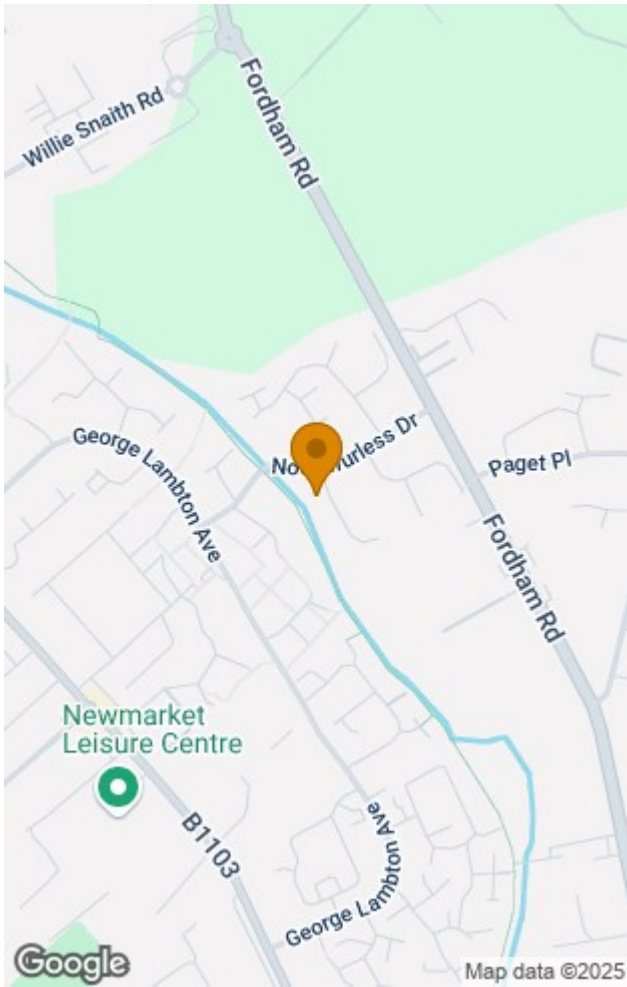
GROUND FLOOR
1093 sq.ft. (101.6 sq.m.) approx.



24 ELLIOT CLOSE, NEWMARKET

TOTAL FLOOR AREA: 1093 sq.ft. (101.6 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			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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