



**Ditton Close, Newmarket, CB8 8XE**

**Guide Price £675,000**



**Morris Armitage**

**01638 560221**

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



## Ditton Close, Newmarket, CB8 8XE

An impressive detached family home superbly set within this highly regarded non-estate location and located towards the end of a no-through road.

Hugely improved and greatly enhanced by the current owner, this property boasts substantial accommodation throughout and enjoys generous size rooms, spacious entrance hall, living room, dining room, refitted kitchen/breakfast room, utility room, WC, FIVE bedrooms (re-fitted en-suite) and a family bathroom.

Externally the property offers extensive driveway, double garage and a fully enclosed south west facing garden.

Viewing highly recommended.

### Entrance Hall

Spacious entrance hall with built-in storage cupboards. Doors to kitchen, reception rooms and cloakroom. Radiator. Stairs to first floor.

### Kitchen 14'7" x 14'3" (4.47m x 4.35m)

Contemporary kitchen with range of eye and base level cupboards with composite worktop over. Inset stainless steel sink with mixer tap over. Space and connection for range style cooker with extractor over. Integrated dishwasher. Space for American style fridge/freezer. Kitchen island with storage under and composite work top, incorporating seating area. LVT wood flooring. Radiator. Window overlooking rear garden. French doors leading to garden. Door to entrance hall.

### Dining Room 14'3" x 9'3" (4.35m x 2.84m)

Generous dining room with French doors leading to rear garden. Radiator. Door to entrance hall.

### Sitting Room 21'2" x 13'0" (6.47m x 3.97m)

Spacious, light living room with triple aspect windows. Feature fireplace with ornate white surround, mantel and stone hearth. Radiator. Door to entrance hall.

### Utility Room 7'11" x 6'11" (2.42m x 2.12m)

Worktop with stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Boiler. Radiator. LVT wood flooring. Door to kitchen. Half glazed door to rear garden.

### Cloakroom

White suite comprising low level W.C. and wall mounted hand basin. Wood effect flooring. Obscured window. Door to entrance hall.

### Landing

Spacious landing with dual windows. Doors to all bedrooms and bathroom. Loft hatch. Built-in storage cupboards. Radiator. Stairs to ground floor.

### Master Bedroom 15'11" x 12'5" (4.86m x 3.80m )

Spacious double bedroom with double built-in wardrobes. Radiator. Dual aspect windows. Doors to en suite and landing.

### En Suite 6'4" x 5'4" (1.95m x 1.65m)

Contemporary en suite with low level, concealed cistern, W.C., inset hand basin with mixer tap over and shaker style storage cabinets and drawers under and walk-in shower with wall mounted shower. Attractively tiled throughout. Obscured window. Ladder style radiator. Door to Master bedroom.

### Bedroom 2 14'7" x 11'7" (4.47m x 3.55m)

Spacious double room with window overlooking side aspect. Radiator. Door to landing.

### Bedroom 3 12'7" x 11'8" (3.85m x 3.56m)

Spacious double room with window overlooking front aspect. Radiator. Door to landing.

### Bedroom 4 12'7" x 10'7" (3.85m x 3.25m)

Generous double room with window overlooking side aspect. Radiator. Door to landing.

### Bedroom 5 8'11" x 8'7" (2.74m x 2.62m)

Double bedroom with window to side aspect. Radiator. Door to landing.

### Bathroom 10'10" x 9'6" (3.31m x 2.92m)

Contemporary bathroom with low level, concealed cistern, W.C., inset hand basin with mixer tap over and range of storage cabinets and drawers under, spacious walk-in shower with wall mounted shower and free standing bath with mixer tap and shower attachment over. Attractively tiled to all wet areas and floor. Obscured window. Door to landing.

### Double Garage 15'11" x 14'8" (4.86m x 4.49m)

With up and over door. Access door leading to rear garden. Window overlooking rear garden.

### Outside - Front

Expansive gravel driveway, providing ample off road parking. Access to double garage. Half glazed front door with storm porch over. Five bar gate at front. Planted beds with some mature shrubs and trees. Access to rear garden.

### Outside - Rear

Mainly laid to lawn with planted borders and some mature trees. Patio areas to rear and side of house. Access to front drive.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 180 SQM

Parking – Driveway & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps

download, 220Mbps upload

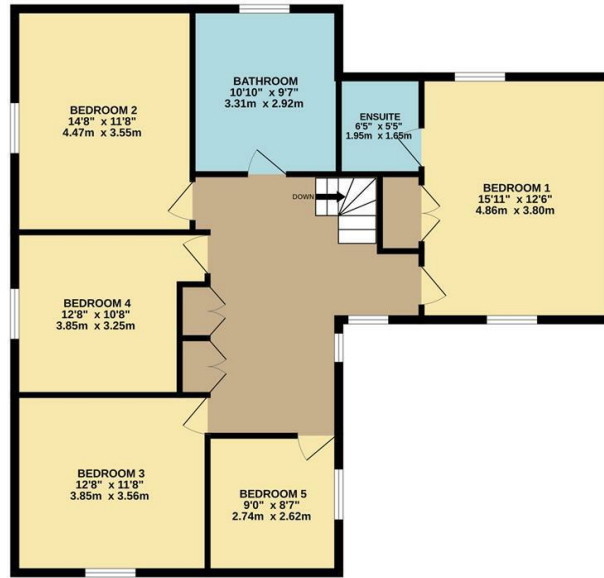
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

GROUND FLOOR  
1065 sq.ft. (99.0 sq.m.) approx.

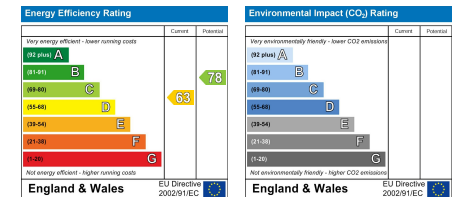
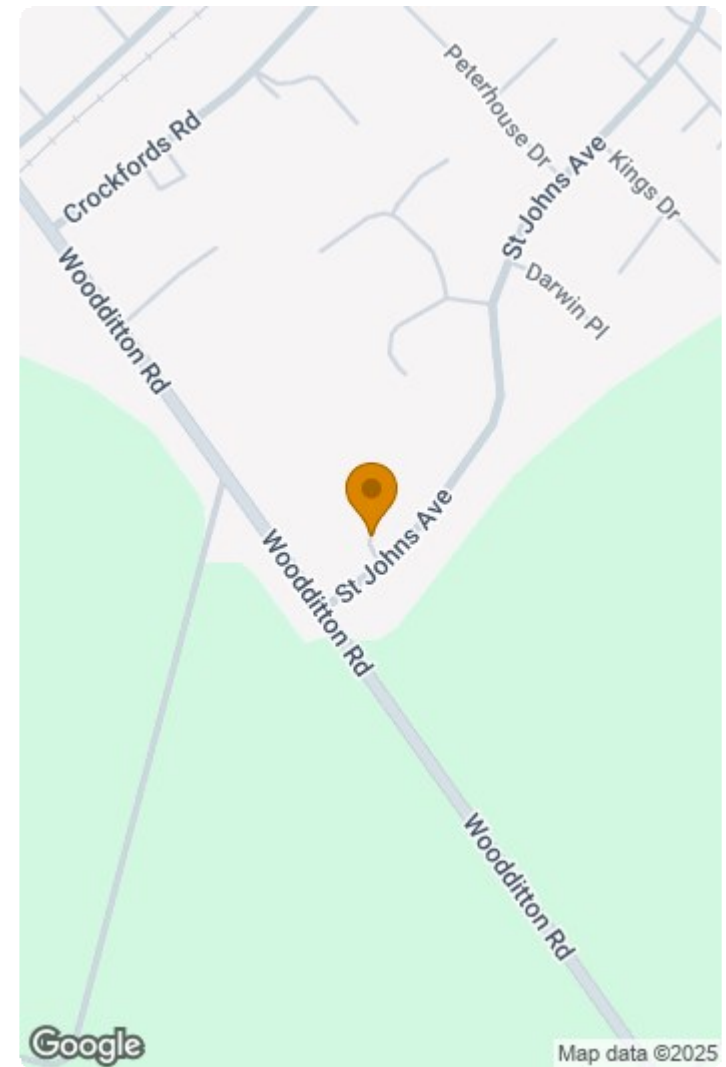


1ST FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 2137 sq.ft. (198.5 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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