



Bill Rickaby Drive, Newmarket CB8 0HG

Offers Over £300,000

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A semi-detached family home located in a private cul-de-sac within this sought-after development, enjoying an impressive wrap-around garden at the rear.

Upgraded and improved by the current owners, this property features a spacious entrance hall, a modernized kitchen with an integrated oven and an inset induction hob, a living/dining room with aspect and access to the garden, three bedrooms and a renovated bathroom. Additional highlights include a recently updated combination boiler, gas-fired heating, and double glazing.

Externally, the property offers a largely private L-shaped garden, off-road parking, and an adjoining garage.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Entrance Hall

Spacious entrance hall with wood effect flooring. Stairs leading to first floor. Under stairs storage cupboard. Radiator

Kitchen 10'6" x 7'10" (3.21m x 2.40m)

Stylish, contemporary kitchen, eye and base level cupboards with work top over. 1 1/4 bowl sink with drainer and mixer tap over. Integrated electric oven, inset hob with extractor over. Space and plumbing for dishwasher and washing machine. Space for large fridge/freezer. Tiled splashback

throughout working areas. Wood effect flooring. Window overlooking rear aspect.

Living/Dining Room 14'10" x 12'8" (4.53m x 3.87m)

Spacious living/dining room with window and half glazed door overlooking rear garden. Wood effect flooring. Radiator.

Bedroom 1 12'2" x 8'6" (3.72m x 2.60m)

Spacious double room with window overlooking the front aspect. Radiator.

Bedroom 2 11'0" x 8'6" (3.36m x 2.60m)

Generous double bedroom with dual aspect windows overlooking the rear aspect. Radiator.

Bedroom 3 8'7" x 6'3" (2.62m x 1.93m)

Single room with window overlooking the front aspect. Radiator.

Bathroom 8'0" x 6'3" (2.46m x 1.93m)

Contemporary bathroom with white suite comprising low-level W.C., bowl hand basin with mixer tap and built-in vanity unit underneath, ladder-style heated towel rail, panelled bath with shower above, glass screen. Tiled throughout. Tiled flooring. Obscured window. Airing cupboard with combination boiler.

Outside - Front

Hard-standing driveway leading to an adjoining single garage with metal up and over door, light and power, attic storage space, pedestrian door to rear and parking space in front.

Outside - Rear

Fully enclosed L-shaped garden, mainly laid to lawn with established borders and gated access to the rear.

PROPERTY INFORMATION

Maintenance fee - n/a

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

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

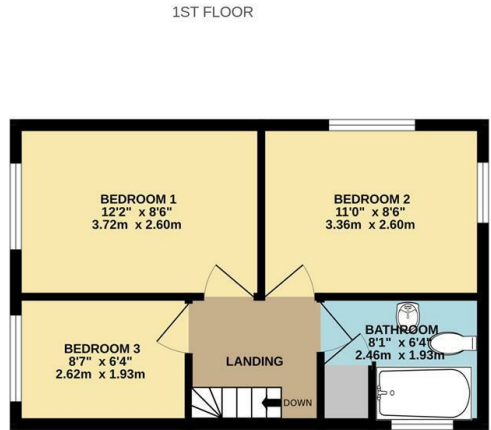
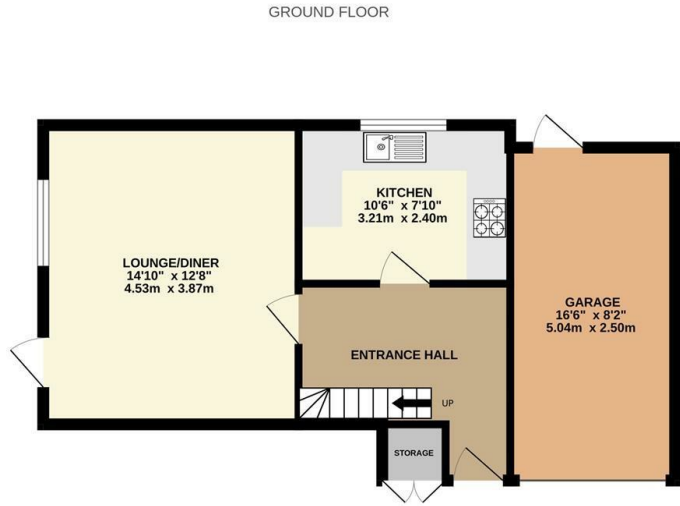
Heating sources - Gas

Broadband Connected - tbc

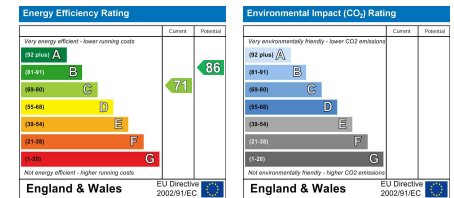
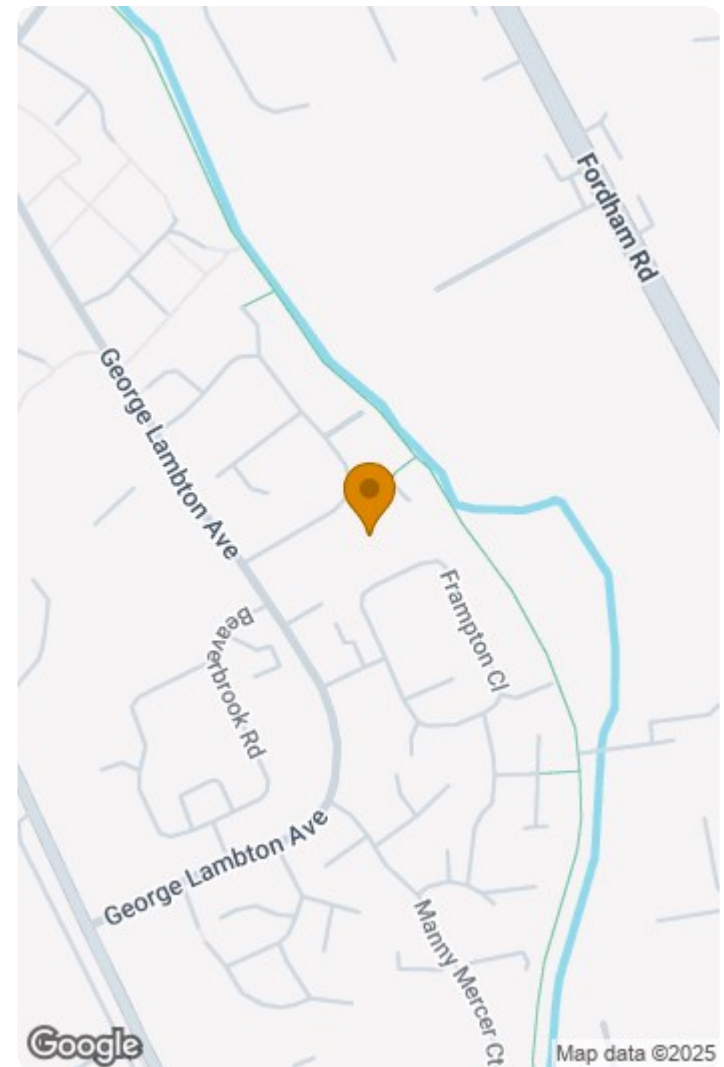
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

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



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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