



**Malt Close,  
Newmarket, CB8 8GP  
£289,950**

**MA**  
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## Malt Close, Newmarket, CB8 8GP

This stylish and superbly presented 2 bedroom semi detached home is set in a quiet cul-de-sac within walking distance of both the train station and the town centre.

With accommodation including entrance hall, refitted kitchen, refitted cloakroom, and sitting/dining room to the ground floor. To the first floor, 2 double bedrooms and refitted bathroom.

Externally the property benefits from an enclosed garden and attached garage with driveway parking.

A must to view to appreciate the quality of this home.

### Entrance Hall

With uPVC entrance door, stairs to first floor, understairs cupboard.

### Kitchen

8'7" x 7'6"

Recently refitted with a range of quality wall and base units with work tops over. Inset sink with drainer and mixer tap over. Integrated electric over with gas hob and extractor over. Space for fridge/freezer, integrated dishwasher. uPVC window to front aspect.

### Cloakroom

Recently refitted with low level WC, pedestal hand basin and ladder style radiator.

### Living Room

12'0" x 11'8"

With sliding doors in to the garden, radiator.

### FIRST FLOOR

### Bedroom 1

9'8" x 8'4"

With a range of built in wardrobes, airing cupboard, uPVC window to front aspect, radiator.

### Bedroom 2

11'8" x 8'8"

With uPVC window to rear aspect, radiator

### Bathroom

Recently refitted with panelled bath with shower over, low level WC, vanity handbasin, ladder style radiator, uPVC window to side aspect.

### OUTSIDE

The property is approached via paved path with slate borders. Driveway parking.

GARAGE with up and over door, power, light and plumbing for washing machine, providing ample storage.

The rear garden is enclosed, laid mainly to lawn with patio area and door leading to the garage.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi Detached House

Property Construction – Standard

Number & Types of Room –

Please refer to the floorplan

Square Meters - 53 SQM

Parking – Garage & 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 on all networks

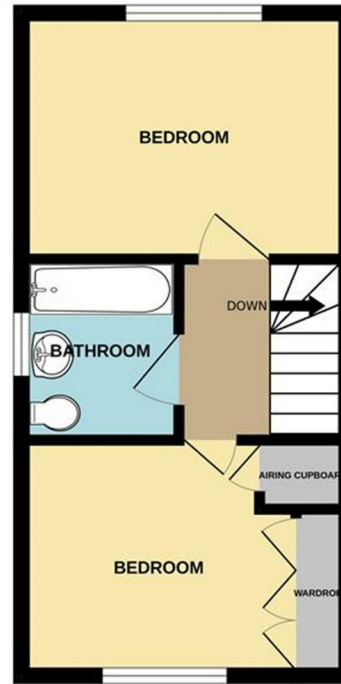
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



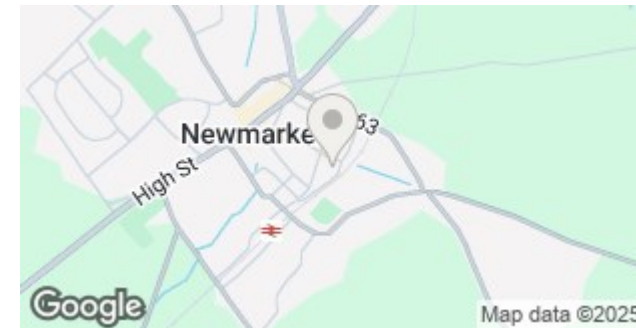
1ST FLOOR  
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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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- 2 Bedroom Semi-Detached Home
- Refitted Kitchen & Bathrooms
- Superbly Presented Throughout
- Enclosed Garden
- Driveway Parking
- Garage



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

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.







