



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

MA
Morris Armitage

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Elliott Close, Newmarket, CB8 7SE

An outstanding opportunity to purchase a detached bungalow nestling in this popular and highly regarded residential area and enjoying a fabulous corner plot.

Offering huge scope for extension, and rather deceptive, this bungalow enjoys comfortable and flexible accommodation including entrance hall, living room, kitchen, dining room, three double bedrooms and family bathroom.

Externally the property is approached via a long driveway with superb mature gardens, detached garage and a range of useful outbuildings.

Sold with the added benefit of NO CHAIN.

Entrance Hall

With radiator, wall lighting and door through to the:

Kitchen

11'11" x 11'11"

Fitted with a variety of matching eye and base level storage units and wooden working surfaces over, tiled splashbacks area, inset ceramic sink and drainer, integrated double oven, microwave, fridge and electric hob, tiled flooring, access to airing cupboard, window to the rear aspect and door through to the:

Dining Room

11'11" x 9'2"

With radiator and window to the side aspect.

Living Room

20'8" x 10'11"

Spacious living room with featured fireplace, wall lighting, radiator, windows to the front and side aspect.

Conservatory

12'5" x 7'6"

With windows surrounding and door out to the rear garden.

Bathroom

7'4" x 4'9"

Comprising a pedestal hand basin, panelled bath with wall mounted shower, tiled walls and flooring, radiator and obscured window to the rear aspect.

Cloakroom

Low level WC, hand basin, radiator, tiled flooring and obscured window to the rear aspect.

Bedroom 1

13'0" x 10'4"

Double bedroom with radiator and window to the rear aspect.

Bedroom 2

12'5" x 9'6"

Double bedroom with radiator and window to the front aspect.

Bedroom 3

9'4" x 7'8"

With radiator and window to the front.

Outside- Rear

Established rear garden well stocked with a variety of mature shrubs, trees and flowers. Predominantly laid to lawn with paved patio area,

greenhouse, timber garden shed and side pedestrian gate.

Outside - Front

Ample off road parking.

Garage

22'10" x 9'4"

Up and over garage door. Power and lighting, side door.

PROPERTY INFORMATION

EPC - D

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 - 88 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast

available, 1000Mbps download,

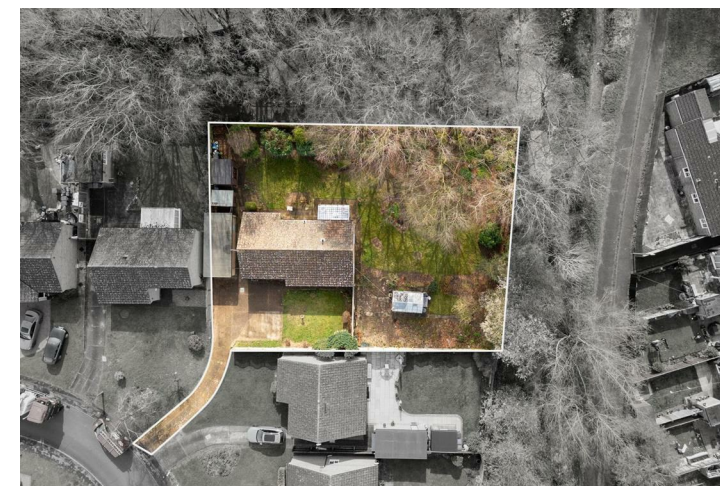
100Mbps upload

Mobile Signal/Coverage - Ofcom

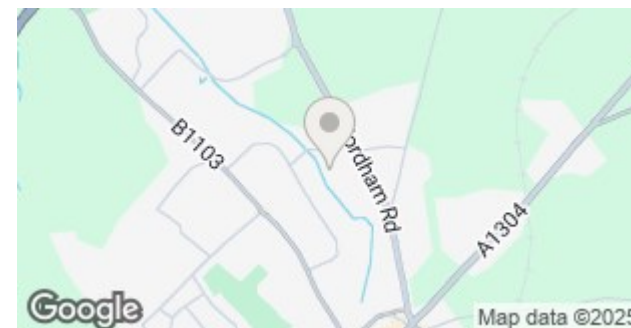
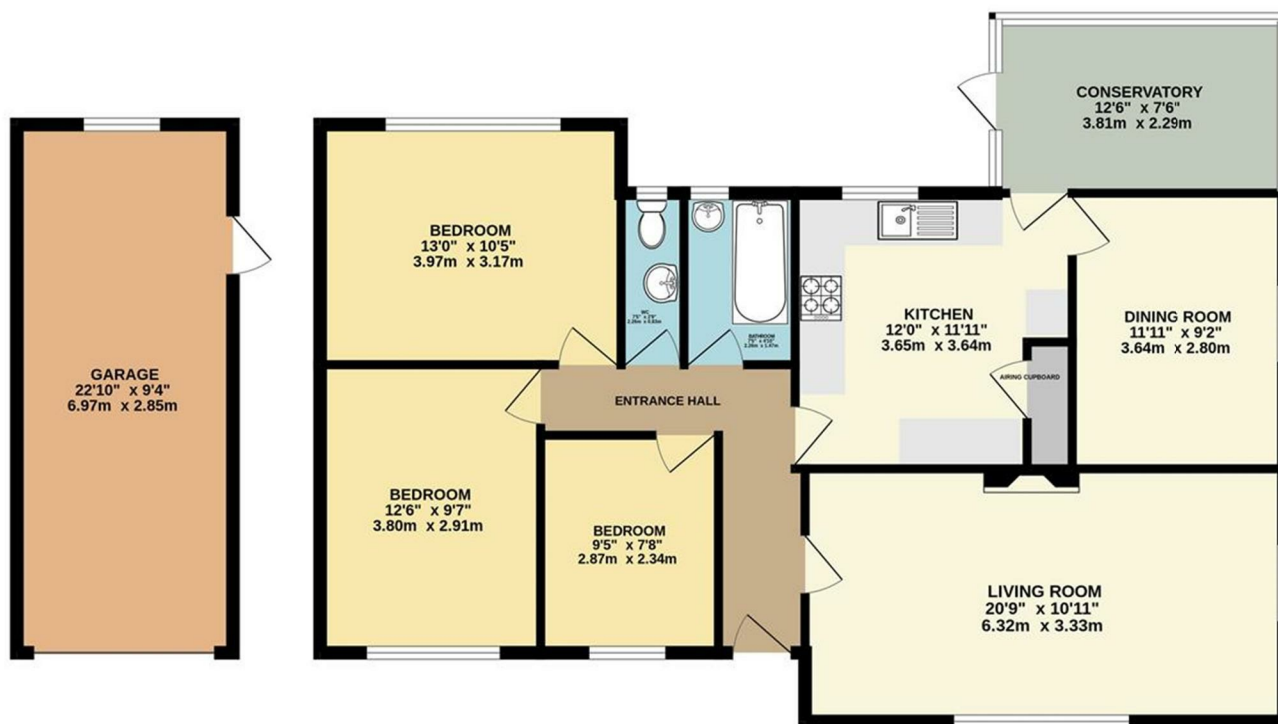
advise likely on all networks

Rights of Way, Easements,

Covenants - None that the vendor is aware of



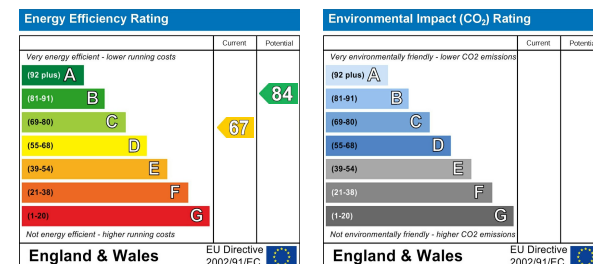
- **Detached Bungalow**
- **Superb Corner Plot**
- **3 Bedrooms**
- **Scope For Extension**
- **Highly Regarded Location**
- **NO CHAIN**



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 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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