



Heasman Close, Newmarket, Suffolk CB8 0GR

Guide Price £280,000

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A superb semi-detached modern home standing at the end of a quiet cul-de-sac and located in this well regarded and sought after development.

Cleverly planned and offering generous size rooms throughout, this property offers accommodation to include entrance hall, living room, sizeable kitchen/dining room, two double bedrooms and bathroom.

Benefiting from a pleasant and fully enclosed garden and allocated parking to the front.

Shared equity - £140,000. for 50%

• Semi-Detached House

With door leading to living room.
• Living Room

• Allocated Parking
Kitchen/Dining Room 12'5" x 9'10" (3.80m x 3.0m)

Generous kitchen/dining room.
Contemporary kitchen with a range of matching eye and base level cupboards with worktop over.
Composite 1 1/4 bowl sink and drainer with mixer tap over. Integrated oven with gas ring hob over and stainless steel extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks throughout working areas. Wood effect flooring. Radiator. Window overlooking rear aspect. Doors to built-in cupboard, entrance hall and rear garden.

Living Room 17'0" x 9'10" (5.20m x 3.0m)

Well presented living room with window overlooking front aspect. Radiators. Doors to kitchen/dining room and entrance hall.

Landing

Doors to bedrooms and bathroom.
Stairs to ground floor.

• Spacious Accommodation

Bedroom 1 12'5" x 10'2" (3.80m x 3.10m)
Spacious double bedroom with window overlooking front aspect. Radiator. Door leading to landing.
Bedroom 2 12'5" x 10'2" (3.80m x 3.10m)

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

Bathroom

Contemporary bathroom with white suite comprising of low level W.C. with concealed cistern, inset ceramic sink with mixer tap over and built-in storage under and panelled bath with wall mounted shower over. Attractively tiled throughout. Wood effect flooring. Ladder style radiator. Door to landing.

Outside - Front

Slate beds with central pathway leading to front door with storm porch over and side access gate.

Outside - Rear

Enclosed rear garden laid to lawn with patio seating area to rear of house. Side access gate to front.

PROPERTY INFORMATION

• Kitchen/Dining Room Monthly rent

£335.00
EPC - C

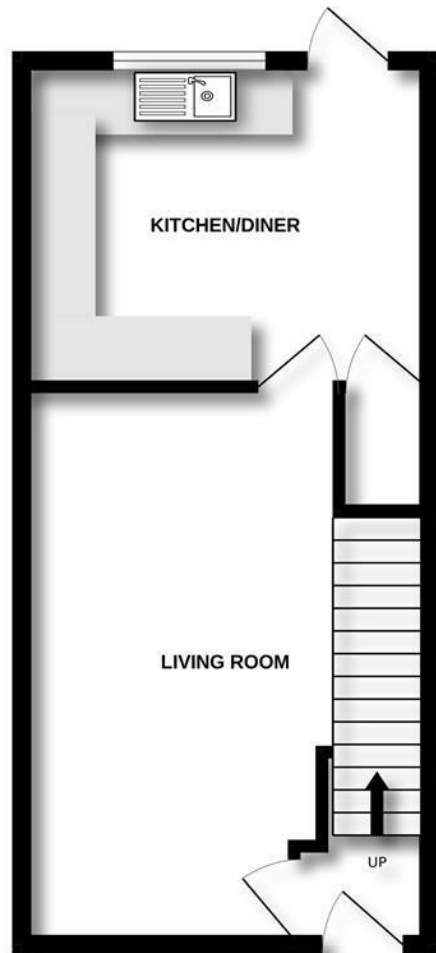
• Rear Garden

• Viewing Highly Recommended

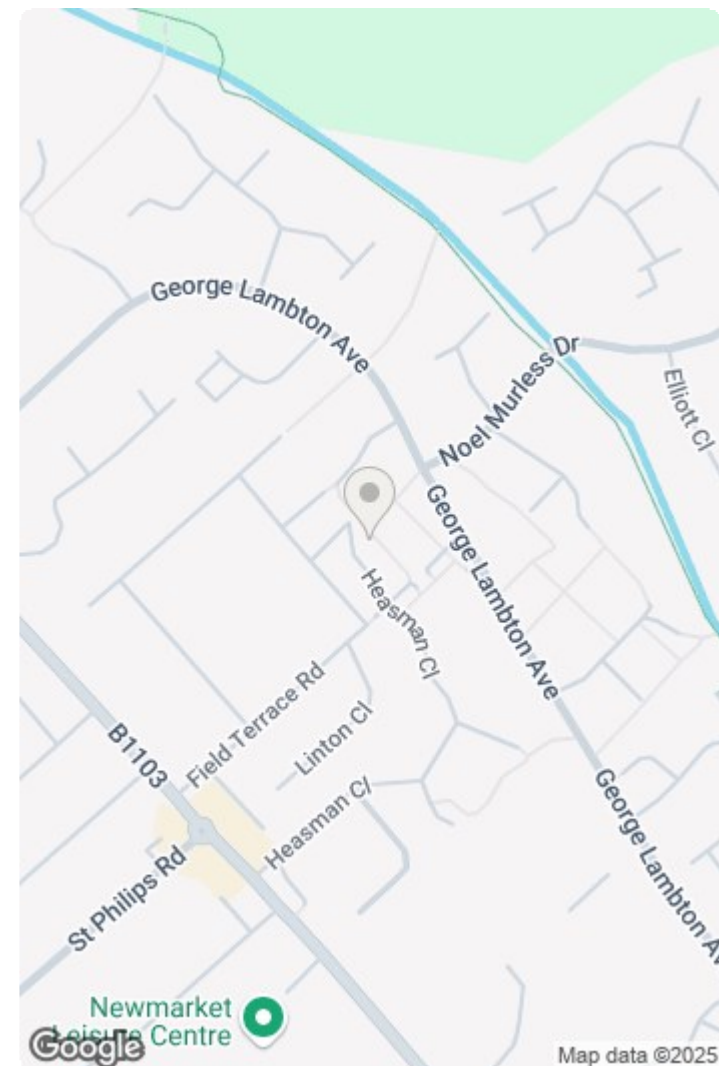
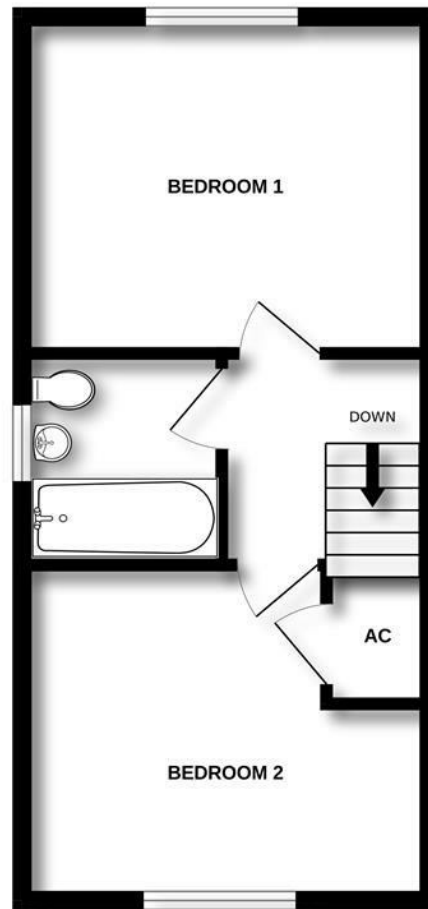
Council Tax Band - B (West Suffolk)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 66 SQM
Parking – Allocated
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



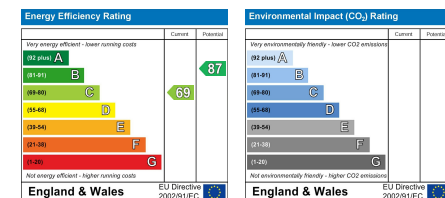
GROUND FLOOR



1ST FLOOR



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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