



Hammonds Close, Cowlinge
Newmarket, CB8 9QH
Guide Price £440,000

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Hammonds Close, Newmarket, CB8 9QH

A superb opportunity to purchase a detached bungalow nestling in a small cluster of similar properties and standing on a generous size plot with stunning views to rolling Suffolk countryside.

Offering huge scope for improvement and possible extensions, this property boasts accommodation to include an entrance hall, living room, kitchen, utility room, three bedrooms, dining room/bedroom 4 and a family bathroom with separate WC.

Externally the property offers delightful fully enclosed rear gardens, extensive driveway providing parking for several vehicles and detached double garage.

No chain – viewing is highly recommended.

Entrance Hall

With radiator, useful storage cupboard and door through to the:

Living Room

17'9" x 12'7"
Spacious living room with featured open fireplace and bricked surroundings, TV connection point, radiator, window to the front and side aspect.

Kitchen

12'4" x 10'1"
Fitted with matching wooden eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, double oven, induction hob with extractor hood above, space for a fridge and washing machine. Breakfast bar area, tiled flooring, window to the rear aspect and door through to the:

Utility Room

6'9" x 6'7"
With working surfaces and storage, inset sink, space and plumbing for a washing machine and fridge, windows to the rear and side aspect. Side external door.

Dining Room

12'7" x 9'8"
With radiator and window to the front aspect.

Bedroom 1

12'10" x 12'7"
Double bedroom with built-in wardrobes, radiator and window to the front aspect.

Bedroom 2

10'2" x 9'8"
Double bedroom with two storage cupboards, overhead storage, radiator and window to the rear aspect.

Bedroom 3

8'9" x 6'11"
With walk-in shower cubicle, radiator and window to the rear aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, hand basin with vanity cupboards under, panelled bath, tiled walls, radiator and obscured windows to the rear aspect.

WC

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

Outside - Rear

Enclosed rear garden beautifully landscaped with a variety of mature trees, shrubs and flowers. Paved patio seating area, side door access through to the garage and spectacular views overlooking the open fields.

Outside - Front

Extensive driveway leading up to the double garage with electric doors. Laid to lawn area with shrubbery and trees. Side pedestrian access.

Double Garage

17'10" x 17'1"
With up and over garage door. Side door.

Property Information:

EPC - D
Tenure - Freehold
Council Tax Band - D
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 98 SQM
Parking – Driveway & Double Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise 'good' on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Approximate Gross Internal Area 1103 sq ft - 103 sq m
(Excluding Garage)

Garage Area 307 sq ft – 29 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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