



**Golden Miller Close, Newmarket CB8 7RT**

**Guide Price £270,000**



## Golden Miller Close, Newmarket CB8 7RT

A fantastic three bedroom semi detached family home on this popular Newmarket development that provides good access to the A14 as well as the town and its amenities.

The property offers spacious accommodation throughout including a living room, kitchen/breakfast room and downstairs WC with three bedrooms and bathroom. Externally, the rear garden is split between a lawned and well stocked garden and a driveway that provides secure, off road parking for two cars.

This property needs to be seen to be fully appreciated.

### Entrance Hall

With doors leading to kitchen/breakfast room, living room and cloakroom. Built-in storage cupboards.

### Kitchen/Breakfast Room 11'11" x 9'11" (3.65m x 3.04m)

Modern kitchen with range of matching eye and base level cupboards with marble effect worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for large range style cooker. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled flooring. Window to rear aspect.

### Living/Dining Room 16'6" x 15'0" (5.05m x 4.59m)

Spacious living room with French doors to rear garden. Window to rear aspect. Stairs to first floor. Radiator. Door to entrance hall.

### Cloakroom

White suite comprising low level W.C. and hand basin. Door to entrance hall

### Landing

Generous landing with obscured window. Built-in airing cupboard. Radiator. Doors to all bedrooms and bathroom. Stairs to ground floor.

### Bedroom 1 11'11" x 9'11" (3.65m x 3.04m)

Spacious double room with window to front aspect. Built-in wardrobes. Radiator. Door to landing.

### Bedroom 2 12'0" x 8'3" (3.68m x 2.52m)

Double room with window to rear aspect. Radiator. Door to landing.

### Bedroom 3 9'2" x 7'6" (2.80m x 2.30m)

With window to rear aspect. Radiator. Door to landing.

### Bathroom 8'4" x 6'1" (2.56m x 1.87m)

Stylish bathroom with low level, concealed cistern, W.C., stone bowl sink with storage cupboard under and panelled bath with mixer tap and shower over. Attractively tiled to wet areas. LVT wood flooring. Obscured window. Radiator. Door to landing.

### Outside - Front

Lawned areas with picket fence boundary and central path leading to glazed front door.

### Outside - Rear

Lawned area edged with planted beds. Step down to paved seating area with

timber shed. Access gate to stone parking area. Further sliding gate access to rear for vehicular access.

### PROEPRTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace House

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

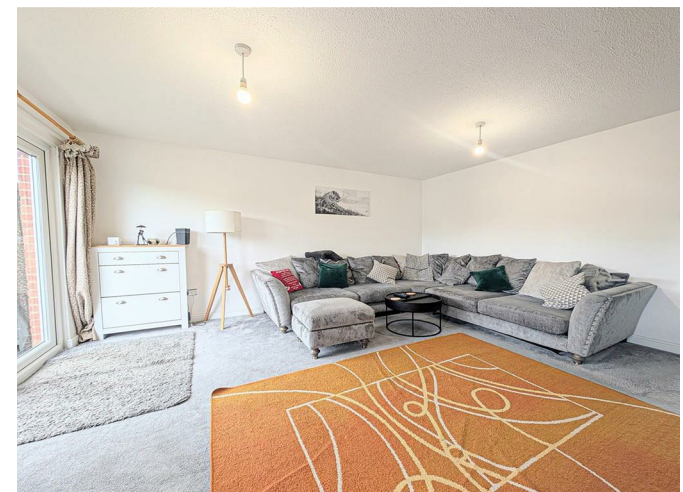
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

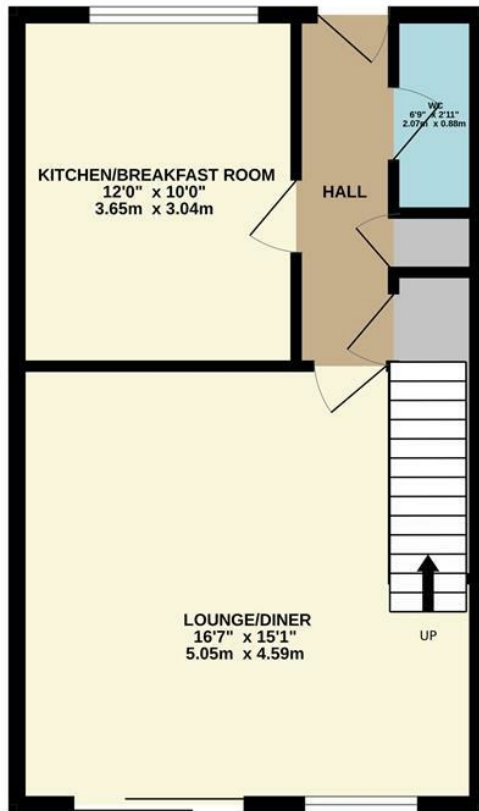
advise likely on all networks

Rights of Way, Easements, Covenants

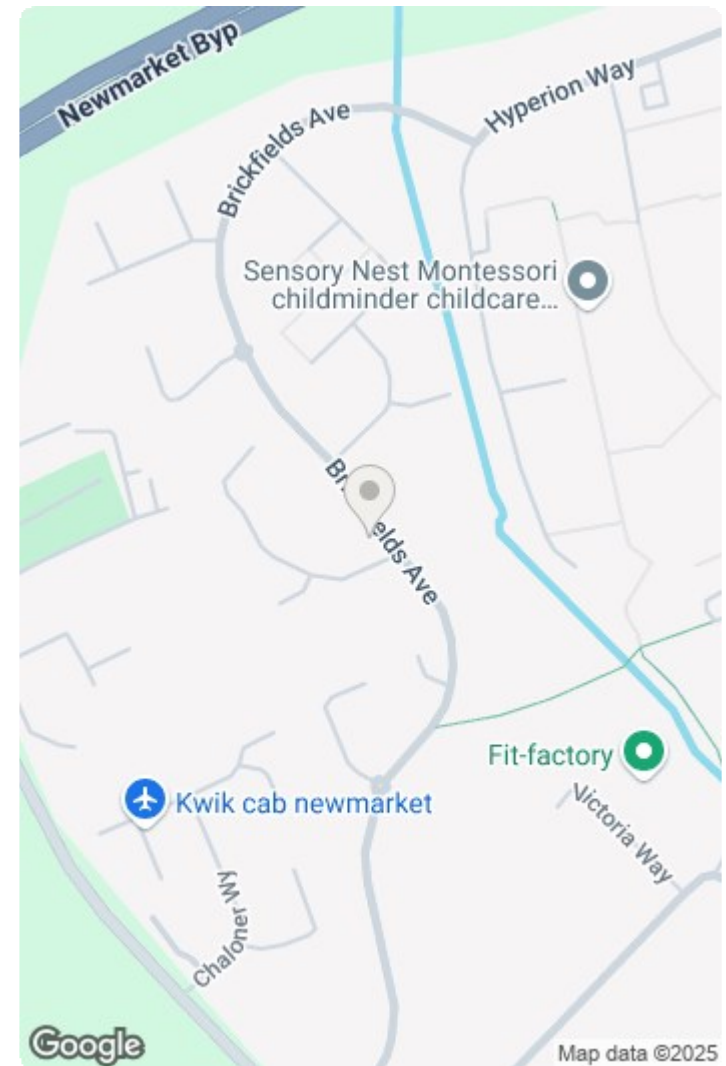
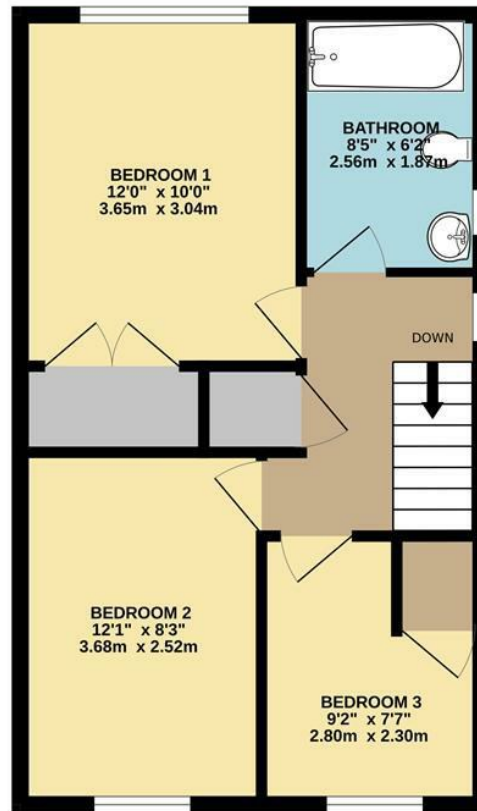
– None that the vendor is aware of



GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



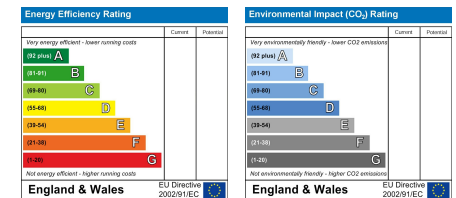
1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



18 GOLDEN MILLER CLOSE, NEWMARKET

TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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