



St. Fabians Close, Newmarket, CB8 0EJ

CHEFFINS

St. Fabians Close

Newmarket,
CB8 0EJ

- Extended Semi-Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Conservatory
- Large Garden
- NO CHAIN

A sympathetically extended 4 bedroom semi-detached house standing in a sought after cul-de-sac location, just a short distance from the sports centre. The property is offered with NO CHAIN and benefits from 2 reception rooms, a kitchen and separate utility room and a modern conservatory. Additional features include 4 bedrooms and a bathroom on the first floor, an integral garage and a large rear garden.

4 1 2



Guide Price £395,000



LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL

with stairs leading to the first floor.

LIVING ROOM

13'8" x 12'2"

with an open fireplace with tiled hearth, bow window to the front aspect.

KITCHEN/BREAKFAST ROOM

13'1" (max) x 10'0"

with a range of fitted base and wall mounted cupboards, integrated stainless steel oven and grill, 4 burner gas hob and extractor hood over, tiled flooring.

UTILITY ROOM

9'10" (max) x 8'6"

with fitted base and wall mounted cupboards, integral door leading to the garage, half glazed door leading to the rear garden.

CLOAKROOM

with low level WC, hand basin.

DINING ROOM

11'3" x 10'2"

with sliding patio door leading to the conservatory.

CONSERVATORY

11'4" x 10'2"

uPVC double glazed with a pair of French doors leading to the rear garden.

FIRST FLOOR**LANDING****BEDROOM 1**

13'11" x 11'3"

with a cupboard with Ideal gas fired combination boiler.

BEDROOM 2

12'4" x 11'1"

with a built-in cupboard.

BEDROOM 3

15'5" x 8'5"

a double aspect room.

BEDROOM 4

9'2" x 9'1"

with built-in cupboard.

BATHROOM

with a bath with shower attachment, hand basin, low level WC.

OUTSIDE

To the front of the property is an open plan garden laid to lawn with established shrubs, a double width driveway leading to a covered porch canopy over the entrance door.

To the rear of the property is an enclosed garden laid to lawn with established shrub borders, timber shed and workshop, gated side access.

INTEGRAL GARAGE

16'7" x 9'1"

To the left hand side of the property with electrically operated metal roller shutter door.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Semi-Detached House

Property Construction - Traditional Brick

Number & Types of Room - Please refer to the floorplan

Square Footage -

Parking - Garage & Driveway


Heating sources - Gas central heating

Please note the property sale is subject to Grant of Probate.

For more information on this property, please refer to the Material Information Brochure on our website.





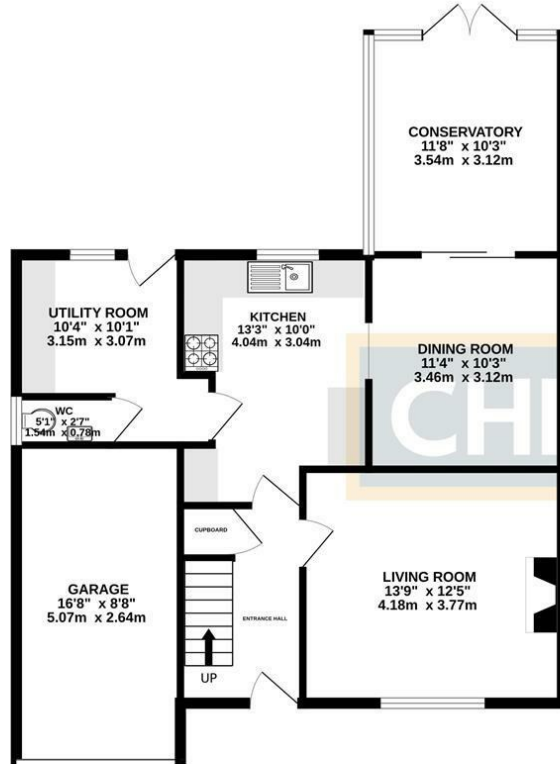
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



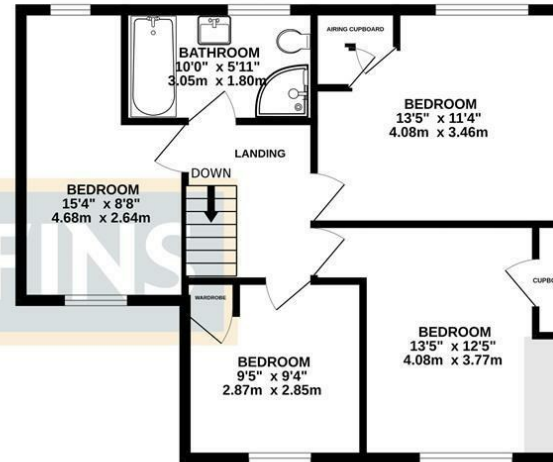
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 Local Authority - West Suffolk



GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



18 ST. FABIANS CLOSE

TOTAL FLOOR AREA: 1436 sq.ft. (133.4 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.