



Isinglass Close, Newmarket, CB8 8HX

CHEFFINS

Isinglass Close

Newmarket,
CB8 8HX

- Four bedroom family home
- Quiet cul-de-sac location
- Well-proportioned accommodation
- Garage & driveway
- Private garden
- Views to the rear

A delightful detached property within this quieter development that is suited to family living. Accommodation briefly comprises of four bedrooms, three reception rooms, kitchen and utility and a garage and established gardens. Really must be seen to be fully appreciated.

4 1 2

Guide Price £425,000





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.

GROUND FLOOR

ENTRANCE HALL

Entrance door and feature portal window to the front aspect, staircase rising to the first floor and doors to adjoining rooms.

CLOAKROOM

Comprising low level WC, wash basin and window to the side aspect.

LIVING ROOM

Box bay window to the front aspect, feature fireplace with inset flame effect fire and window to the rear aspect with views through to the sun room.

DINING ROOM

Doors to adjoining rooms.

SUN ROOM

A series of windows, skylights and sliding patio doors providing a good degree of natural light and access to the garden.

KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink and drainer, space for cooker and fridge freezer. Window to the rear aspect overlooking the garden and door to:

UTILITY ROOM

Fitted with base units with stainless steel sink and space and plumbing for washing machine. Window to the rear aspect and door to the side aspect providing access to the outside space.

FIRST FLOOR

LANDING

Doors to adjoining rooms and window to the front aspect.

BEDROOM 1

Window to the rear aspect overlooking the garden.

BEDROOM 2

A dual aspect room with windows to the rear and side aspects.

BEDROOM 3

Window to the front aspect.

BEDROOM 4

Window to the rear aspect.

BATHROOM

Suite comprising panelled bath shower attachment and independent shower over, vanity wash basin and low level WC. Built-in storage cupboard and obscure glazed window to the front aspect.

OUTSIDE

The property sits within a quiet cul-de-sac on the outskirts of the town. The front garden is laid to lawn with flower and shrub beds. A driveway provides off-street parking and access to the garage. There is gated side access to the rear garden which is predominantly laid to lawn with mature flower and shrub borders, a paved terrace adjoining the rear of the property and a timber shed.

GARAGE

Roller shutter door providing vehicular access, power and lighting connected.

AGENT'S NOTES


For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.





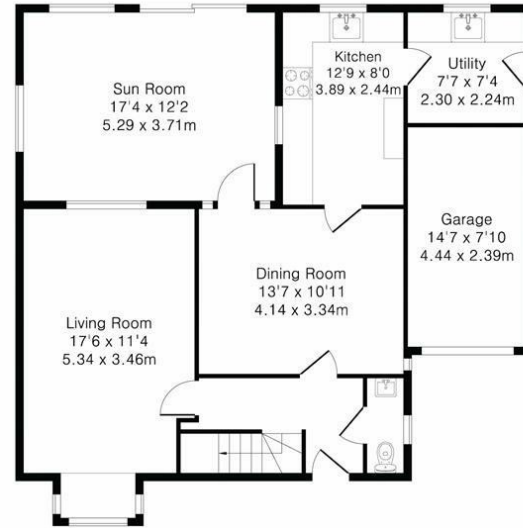
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



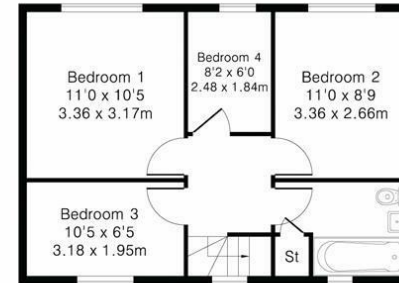
Guide Price £425,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambridgeshire



Approximate Gross Internal Area 1285 sq ft – 119 sq m
 Ground Floor Area 844 sq ft – 78 sq m
 First Floor Area 441 sq ft – 41 sq m
 Garage Area 114 sq ft – 11 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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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.