

Elliott Close, Newmarket, CB8 7SE

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Newmarket,
CB8 7SE

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Guide Price £475,000



- Well Presented Detached Bungalow
- 3 Good Size Versatile Bedrooms
- Modern Kitchen
- Spacious Living Room
- Landscaped Rear Garden
- Garage & Driveway
- Sought After Town Location

A well-presented 3 bedroom detached bungalow occupying a sought after town location. The property offers a spacious living room, a modern and well equipped kitchen, 3 versatile bedrooms, with one currently utilised as a dining room and a stylish family bathroom. Outside, the property benefits from ample off-road parking, a garage and a beautifully landscaped rear garden featuring an extensive paved terrace, ideal for outdoor dining and entertaining.









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 PORCH
With decorative tiled flooring and entrance door.

LIVING ROOM
A generous size living room with engineered oak flooring, fireplace (currently covered but could be reinstated subject to relevant certification), large window to the front aspect bringing in lots of natural light, making it feel spacious, warm and well balanced.

INNER HALLWAY
With cupboard housing the combi boiler with shelving and storage, access to the loft space (partly boarded with lighting and drop down ladder)

KITCHEN
Comprehensively fitted with a range of wall and base units with granite worktop over, large ceramic sink inset, integrated appliances include an electric double oven and 4 ring Bosch induction hob with extractor hood over, fridge/freezer, dishwasher and washer/dryer, large pantry cupboard, water softener, large window to the front aspect bringing in natural light and a door leading outside onto the paved driveway.

BEDROOM 1
A well-proportioned double bedroom with a range of built-in wardrobes, engineered oak flooring, large window bringing in natural light and outlook across the rear garden.

BEDROOM 2
A good size bedroom with engineered oak flooring and window outlook across the rear garden bringing in natural light.

BEDROOM 3/STUDY/DINING ROOM
Another good sized versatile room currently utilised as a dining area with engineered oak flooring and French doors opening onto the outside terrace.

BATHROOM
Stylishly fitted comprising a panelled bath with shower over, vanity sink unit, low level WC, heated towel rail, extensively tiled walls and flooring, two windows to the side aspect.

OUTSIDE
The property is approached via a large block paved driveway providing parking and turning for multiple vehicles and in turn leading to the garage.

To the rear of the property is a South West facing sun trap garden with large paved terrace for 'al fresco dining and sundowners' with the remainder of the garden laid to lawn with mature flower beds and borders, a large storage shed and part walled garden/fenced with privacy screen boundary.

GARAGE
With light and power, up and over door to the front, window to the rear aspect and pedestrian door into the garden and wrought iron back garden gate through to the driveway.

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









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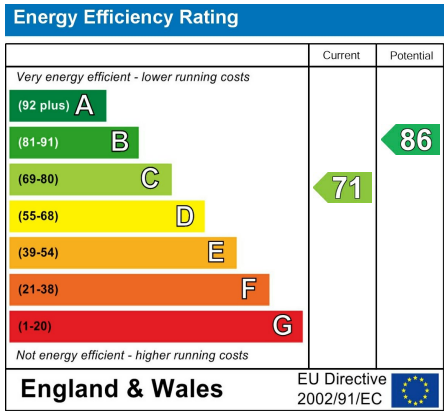





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Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk













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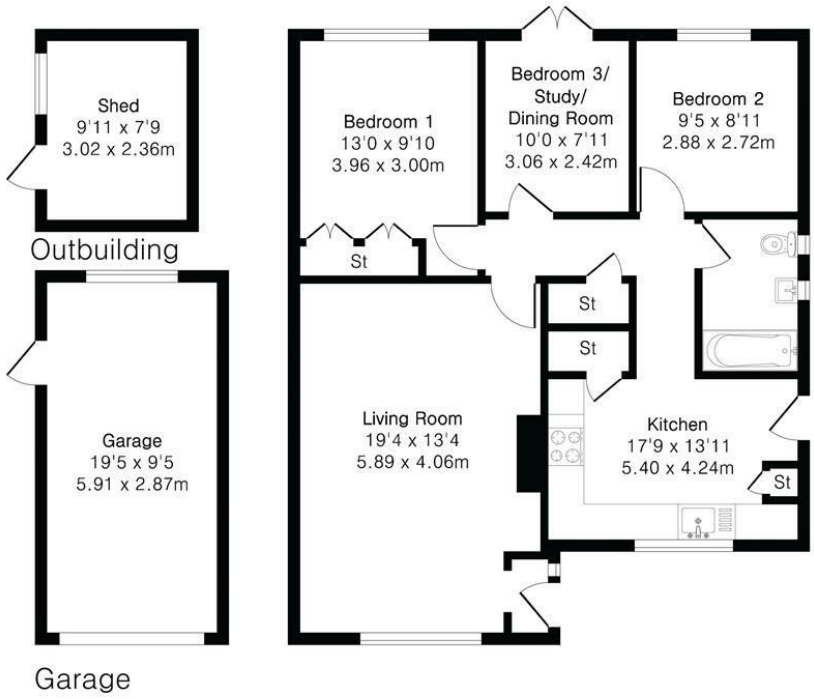
Approximate Gross Internal Area 831 sq ft - 77 sq m
(Excluding Garage & Outbuilding)
Garage Area 183 sq ft – 17 sq m
Outbuilding Area 77 sq ft – 7 sq m



PINKPLAN

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.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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