



**Brookfields Close, Newmarket CB8 7DY**

**Guide Price £525,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Brookfields Close, Newmarket CB8 7DY

**A modern and detached family home superbly located in this prime residential area and offered for sale with no onward chain.**

**Extended to offer sizeable rooms throughout, this property offers accommodation to include an entrance porch, entrance hall, modern kitchen, living room, dining room, family room, utility, cloakroom, Master bedroom with en suite, two further bedrooms and bathroom.**

**Externally the property benefits from a lovely enclosed rear garden, workshop, generous block paved driveway and garage.**

## Viewing highly recommended.

### Entrance Porch

With glazed door leading to the entrance hall.

### Entrance Hall

With glazed door leading to the entrance porch, kitchen, living room and cloakroom. Built-in storage cupboard. Radiator. Stairs leading to the first floor landing.

### Kitchen

13'1" x 8'6"

A modern range of eye and base level cupboards and storage drawers with work top over. Integrated oven and eye level microwave. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated undercounter fridge and freezer. Built-in pantry cupboard. Wooden flooring. Window to the rear aspect. Glazed doors leading to the utility room, dining room and entrance hall.

### Dining Room

11'3" x 10'4"

Spacious dining room with glazed double doors leading to the living room. Glazed door leading to the kitchen. Radiator. Opening to the family room.

### Family Room

22'10" x 9'9"

Spacious family room with dual aspect windows overlooking the rear garden. Sliding glazed doors leading to the rear garden. Tiled flooring. Radiators. Opening to the dining room.

### Living Room

15'10" x 12'3"

Generous, well presented living room with attractive bay window to the front aspect. Wall mounted gas fire. Radiator. Glazed double doors leading to the dining room. Glazed door leading to the entrance hall.

### Utility Room

13'5" x 3'3"

With large window to the side aspect. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Glazed door leading to the kitchen. Door leading to the rear garden.

### Cloakroom

Cream suite comprising low level W.C. and handbasin. Obscured window to the front. Door leading to the entrance hall.

### Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Window to the side aspect. Stairs leading to the entrance hall.

### Master Bedroom

15'8" x 13'9"

Spacious double bedroom with window to the rear aspect. Built-in wardrobes with mirrored sliding doors. Radiator. Doors leading to the en suite and landing.

### En Suite

Contemporary white suite comprising low level, concealed cistern, W.C., bidet, inset handbasin with mixer tap over and built-in storage under with counter worktops and walk-in shower cubicle. Obscured window. Attractively tiled. Door leading to the master bedroom.

### Bedroom 2

11'7" x 9'9"

Spacious double bedroom with window to the front aspect. Radiator. Door leading to the landing.

### Bedroom 3

9'5" x 7'10"

With window to the front aspect. Radiator. Door leading to the landing. Currently use as a study.

### Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., inset handbasin with mixer tap over and built-in storage under with counter worktop and walk-in shower cubicle. Obscured window. Attractively tiled. Door leading to the landing.

### Garage

16'0" x 9'3"

With up and over door leading to the carport and driveway. Window to the side aspect. Opening to the workshop.

### Workshop

With door leading to the rear. Window to the rear aspect. Opening to the garage.

### Outside - Front

Block paved driveway providing ample off road parking leading to the carport and garage. Pathway leading to the front door. Lawned areas with some established shrub planting.

### Outside - Rear

Patio area to the rear of the house with sliding glazed doors leading to the family room. Block paved area with paved pathway to the side with door leading to the utility room. Lawned area with a huge variety of established shrub and small tree planting. Further planted beds containing a variety of plants and shrubs. Timber shed.

## PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - F (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 129 SQM

Parking - Driveway, Carport & Garage

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

## Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

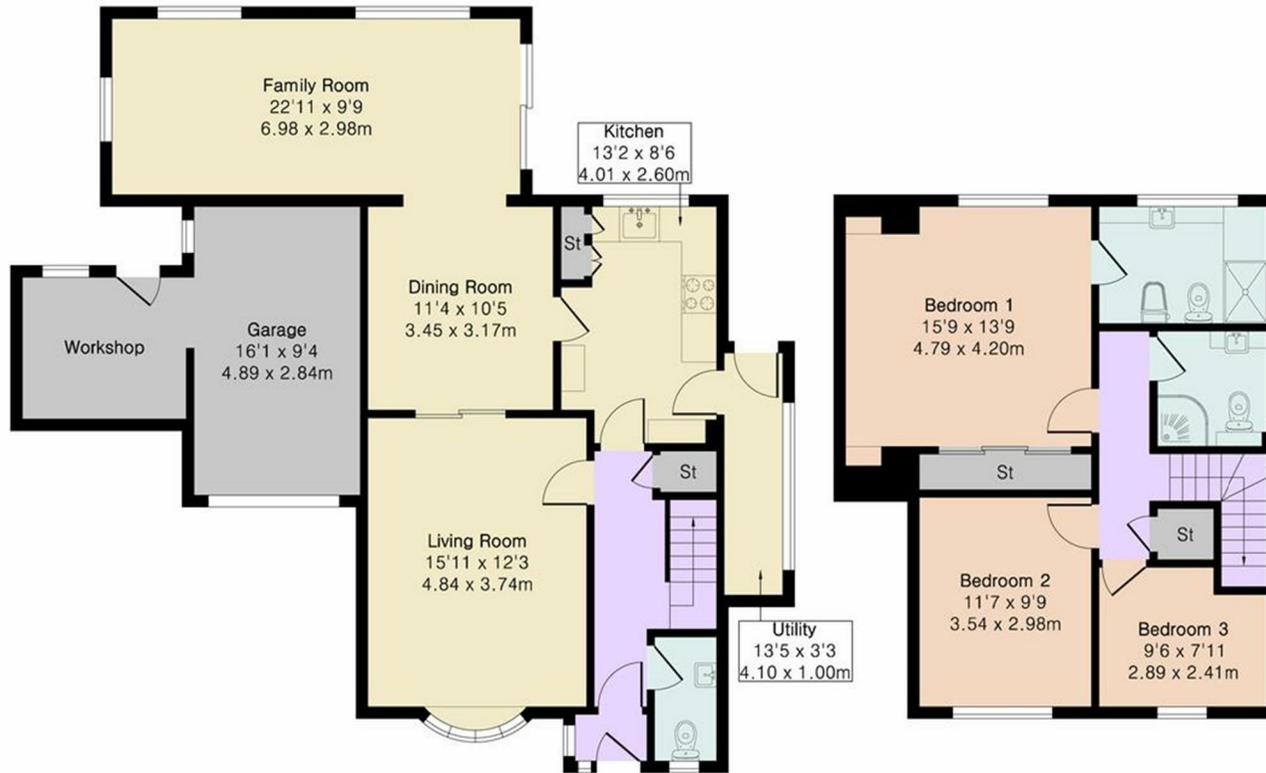


**Approximate Gross Internal Area 1460 sq ft - 136 sq m  
(Excluding Garage)**

Ground Floor Area 852 sq ft – 79 sq m

First Floor Area 608 sq ft – 57 sq m

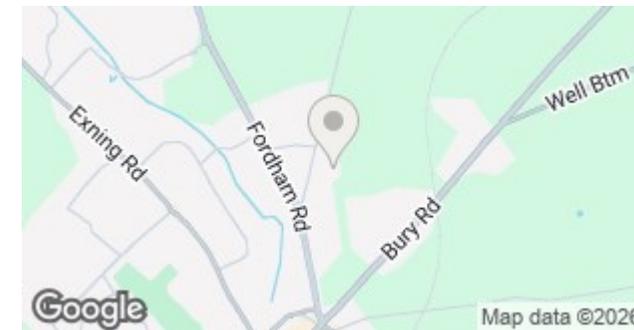
Garage Area 149 sq ft – 14 sq m



Ground Floor

First Floor

- Substantial Detached House
- Modern Kitchen
- Three Reception Rooms
- Master Bedroom with En Suite
- Two Further Bedrooms
- Charming Rear Garden
- Workshop
- Driveway & Garage
- Viewing Highly Recommended
- NO CHAIN



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	76

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

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