



**Malt Close, Newmarket, CB8 8GP**

**Guide Price £262,500**

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**A modern end of terrace family home perfectly set at the end of a quiet no-through road and located in striking distance of all local amenities.**

**Well planned and carefully configured, this property boasts accommodation to include entrance hall, living room/dining room, kitchen, cloakroom, two double bedrooms and family bathroom.**

**Externally the property offers a fully enclosed rear garden with extensive patio area and off road parking to front.**

**Viewing highly recommended.**

**Entrance Hall**

With doors leading to the kitchen, sitting/dining room and cloakroom. LVT wood flooring. Stairs leading to the first floor landing.

**Kitchen 8'7" x 7'6" (2.62m x 2.29m)**

Modern fitted kitchen with a range of eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset hob and extractor above. Attractively tiled splashbacks. Space and plumbing for washing machine. Space for fridge/freezer. Quarry tiled flooring. Window to the front aspect. Door to the entrance hall.

**Sitting/Dining Room 12'10" x 11'8" (3.91m x 3.56m)**

Spacious, well presented room with LVT wood flooring. Sliding glazed doors leading to the rear garden. Radiator. Door leading to the entrance hall.

**Cloakroom**

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

**Landing**

With doors leading to all bedrooms and bathroom. Stairs leading to the entrance hall.

**Bedroom 1 9'8" x 8'4" (2.95m x 2.54m)**

Double bedroom with built-in wardrobes and storage cupboard. Radiator. Window to the front aspect. Door leading to the landing.

**Bedroom 2 11'8" x 8'8" (3.56m x 2.64m)**

Double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

**Bathroom**

Contemporary bathroom with white suite comprising low level W.C., pedestal handbasin with mixer tap over, panelled bath with mixer tap and shower over. Attractively tiled to wet areas. Radiator. Obscured window. Door leading to landing.

**Outside - Front**

Lawned area with paved pathway leading to the front door with storm porch over and the side to an access gate to the rear garden.

**Outside - Rear**

Patio area to the rear of the house with sliding glazed doors leading to the sitting/dining room. Laid to lawn with timber shed. Access gate to the front.

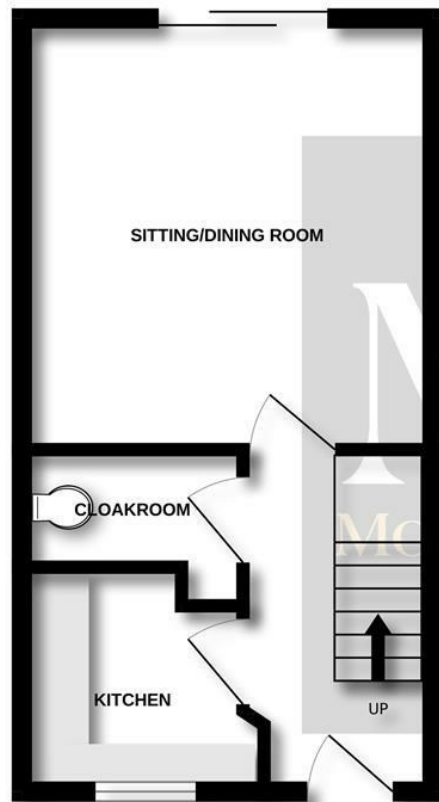
**PROPERTY INFORMATION**

- EPC - C
- 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 - 51 SQM
- Parking – Off Road
- 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

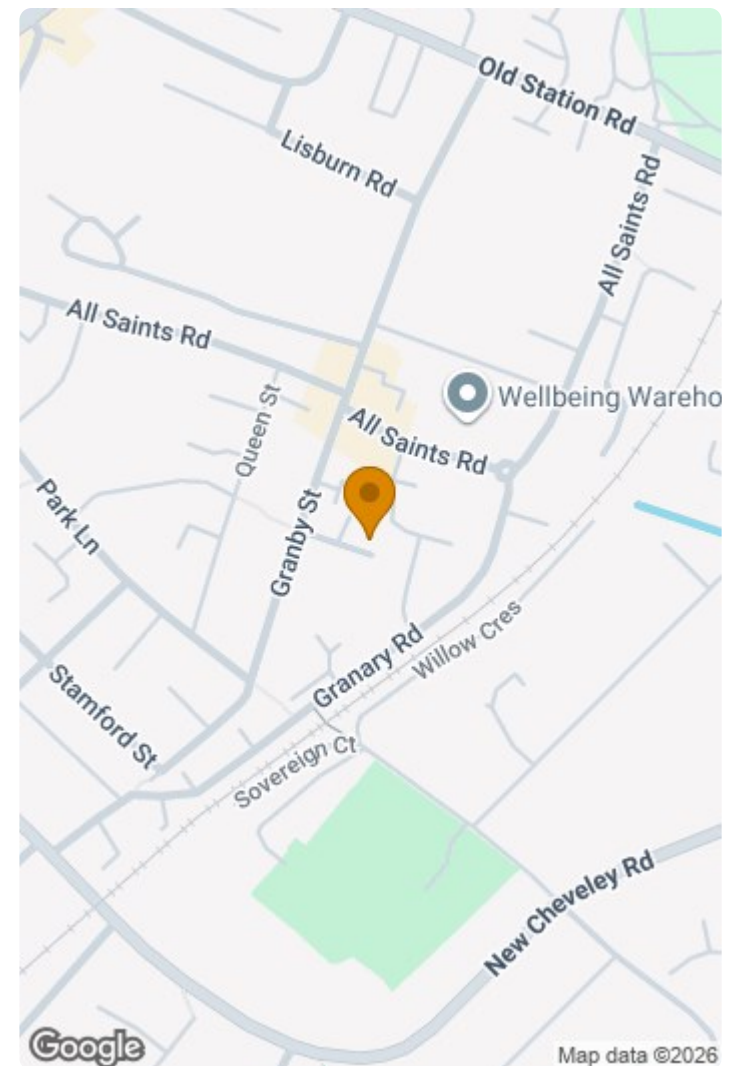
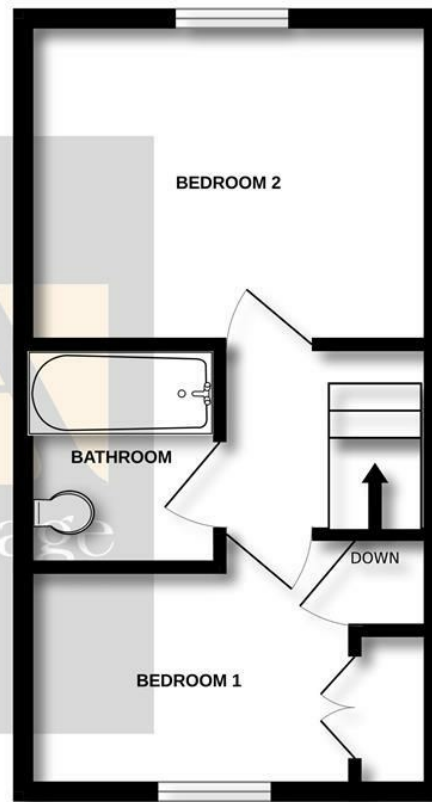
**Location**

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.

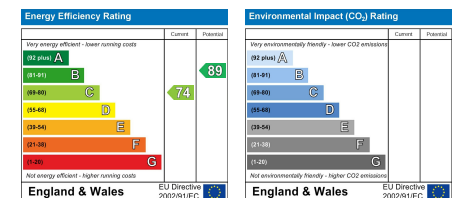
GROUND FLOOR



1ST FLOOR



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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