



**Waterloo Close, Newmarket CB8 7RP**

**Guide Price £280,000**

**MA**  
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## Waterloo Close, Newmarket CB8 7RP

A superb modern semi-detached family home standing on the edge of popular development and offered for sale with no onward chain.

Stylishly presented and offering fabulous open plan living, this property has been comprehensively improved and now boasts accommodation to include entrance hall, refitted cloakroom, living room/sitting with refitted kitchen and breakfast area, two double bedrooms and a refitted bathroom.

Externally the property offers a fully enclosed landscaped garden. Dual allocated parking spaces adjacent to the garden.

**Outstanding property – viewing recommended.**

**NB: Please note the furnishings are available for purchase.**

### Entrance Hall

With doors leading to the sitting/dining room and cloakroom. Storage cupboard.

### Kitchen

12'0" x 10'0"

Stunning contemporary range of eye and base level cupboards and storage drawers with composite worktop over, incorporating a breakfast bar seating area. Composite sink and drainer with mixer tap over. Space and plumbing for dishwasher. Integrated oven with gas hob and Topstrong extractor above. Integrated washing machine. Space for American style fridge/freezer. LVT wood flooring. Attractively tiled splashbacks. Radiator. Large window to the front aspect. Opening to the sitting/dining room.

### Sitting/Dining Room

14'11" x 16'7"

Generous, well presented living/dining room with LVT wood flooring. Radiator. Opening to the kitchen. Stairs leading to the landing. Door leading to the understair storage cupboard. Window to the rear aspect. French doors leading to the rear garden.

### Cloakroom

Contemporary suite comprising low level W.C. and freestanding bowl sink with mixer tap over and built-in counter. Attractively tiled to wet areas. LVT wood flooring. Radiator. Door leading to the entrance hall.

### First Floor Landing

With doors leading to all bedrooms and bathroom. Stairs leading to the sitting/dining room.

### Bedroom 1

12'2" x 13'3"

Spacious double bedroom with large window to the front aspect. LVT wood flooring. Radiator. Door to the landing.

### Bedroom 2

12'2" x 10'1"

Spacious double bedroom with large window to the rear aspect. Built-in wardrobes. LVT wood flooring. Radiator. Door to the landing.

### Bathroom

Contemporary white suite comprising low level W.C., inset oversized handbasin with mixer tap over and built-in storage drawers under, P-shaped panelled bath with wall mounted shower over. Attractive herringbone tiles to wet areas. Ladder radiator. Tiled flooring. Door leading to the landing.

### Outside - Front

Lawned area with paved path leading to the front door.

### Outside -Rear

Patio area to the rear of the house with French windows leading to the living/dining room. Laid to faux lawn with raised sleeper beds either side with a variety of small shrub planting. Paved seating to the rear of the garden with timber pergola over. Timber shed. Side access gate to the front.

### PROPERTY INFORMATION

NB: The furnishings at the property are available for purchase.

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 85 SQM

Parking – Allocated parking spaces

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1000Mbps download, 100Mbps 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.

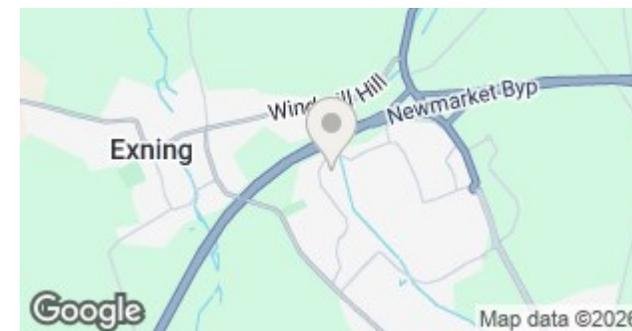
The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 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.





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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- Semi-Detached House
- Stunning Fitted Kitchen
- Well Presented, Spacious Living/Dining Room
- Two Double Bedrooms
- Contemporary Bathroom
- Enclosed Rear Garden
- NO CHAIN
- Viewing Highly Recommended



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	89	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-99) 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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