



MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk
for sale

23 Elliott Close
Newmarket, CB8 7SE
Offers In Excess Of £220,000

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23 Elliott Close, Newmarket, CB8 7SE

Situated in a quiet, sought-after, and well-established residential area, this semi-detached bungalow benefits from entrance hall, sitting room, kitchen, 2 bedrooms and shower room, with gas-fired central heating and double-glazed windows throughout.

Externally, the bungalow occupies a generous plot with front and rear gardens, along with a driveway offering ample off-road parking.

No onward chain.

Hallway

With storage cupboard and door through to the:

Living Room 15'8" x 10'11" (4.79 x 3.34)

Good sized living room with radiator and window to the front aspect.

Kitchen 8'11" x 8'9" (2.74 x 2.67)

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, space for a fridge/freezer, washing machine and tumble dryer. Wooden style flooring, window and external door to the rear aspect.

Bedroom 1 11'6" x 9'2" (3.53 x 2.80)

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

Bedroom 2 9'10" x 9'8" (3.01 x 2.95)

With radiator and window to the front aspect.

Bathroom 8'7" x 4'10" (2.64 x 1.49)

Comprising a low level WC, hand basin with vanity cupboards under, walk-in shower cubicle with glass doors, tiled walls and flooring, heated towel rail and obscured window to the rear aspect.

Outside - Rear

Beautifully presented rear garden with a variety of thriving trees, shrubs and flowers. Raised flower beds, lawn area, wooden decked area wrapping around the garden, garden shed, outdoor lighting and side pedestrian gate.

Outside - Front

Driveway offering ample off-road parking.

Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Semi- detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters -

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

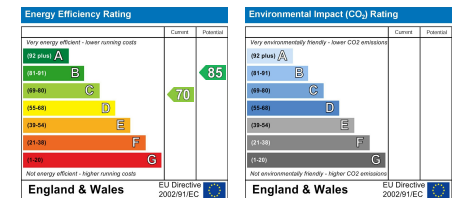
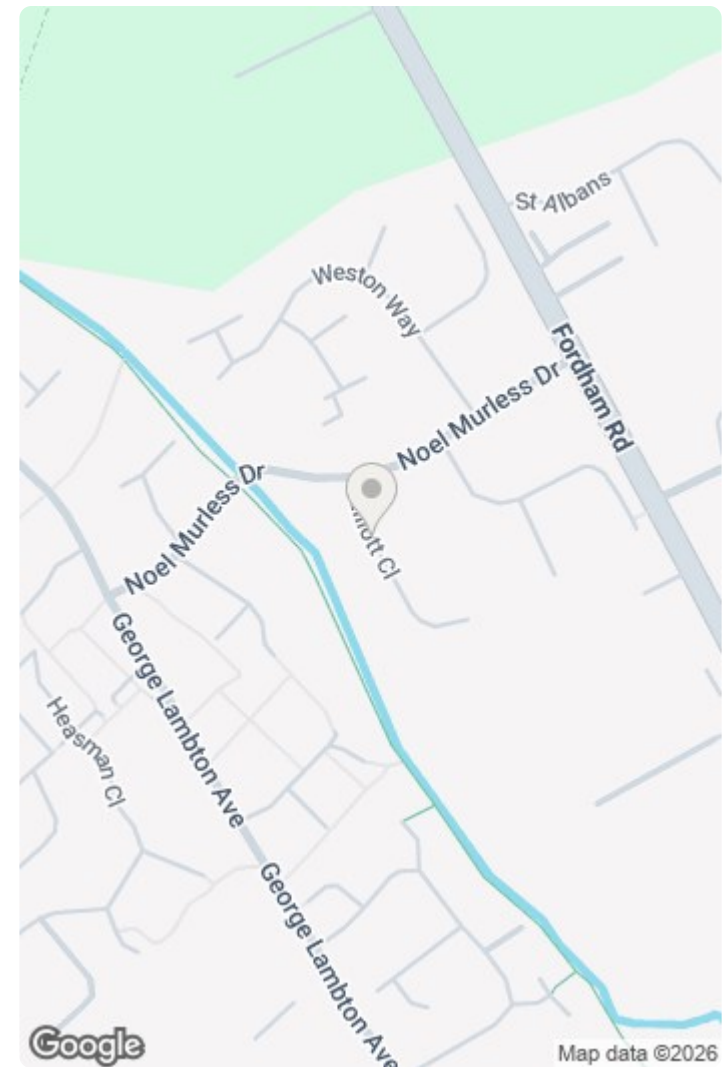
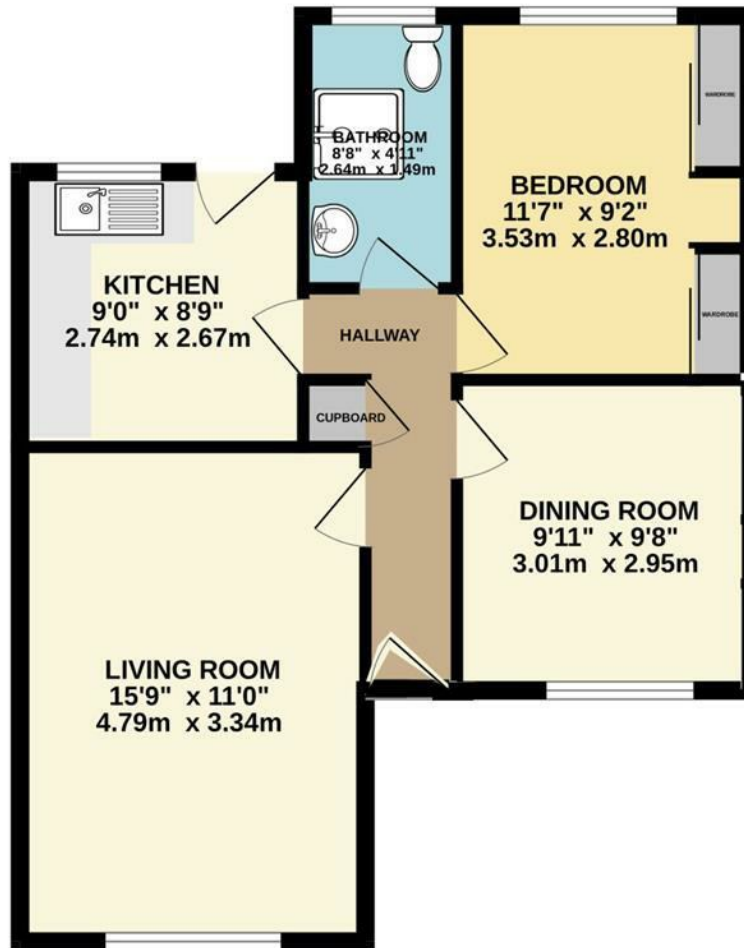
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely/limited on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location – What 3 Words - viewer.boil.cutaway





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