



**11, Heasman Close,
Newmarket, CB8 0GR
£250,000**

MA
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11, Heasman Close, Newmarket, CB8 0GR

A superb modern end of terrace home standing towards the end of this quiet cul-de-sac and located on the fringes of the town centre.

Well planned and offering cleverly arranged rooms throughout, this property boasts accommodation to include entrance hall, living room, kitchen/dining room, two good size bedrooms and a family bathroom. Benefiting from has fired heating and double glazing.

Externally the property offers a fully enclosed and sizeable rear garden and allocated parking.

Entrance Hall

Stairs leading to second floor, door leading to living room.

Living Room

14'7" x 9'9"

Fireplace and mantelpiece with a window to front aspect.

Kitchen/Diner

12'10" x 9'1"

Fitted with a range of eye and base level units with worktop over. Stainless steel sink and mixer tap over. Integrated oven and hob with space for white goods. Window to rear aspect and doors leading to rear garden.

Bathroom

Suite comprising of a panelled bath with shower attachment, low level WC and pedestal sink. Window to rear aspect.

Bedroom 1

10'7" x 9'8"

Built in double wardrobe, window to front aspect.

Bedroom 2

11'3" x 7'10"

Window to rear aspect.

Outside Front

Paved pathway leading to house and rear garden. Off-road parking.

Outside Rear

Enclosed garden laid to lawn with patio area leading from back door.

Property Details

EPC - C

Tenure - Freehold

Council Tax Band - C - (West Suffolk)

Property Type - Semi-detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 116

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

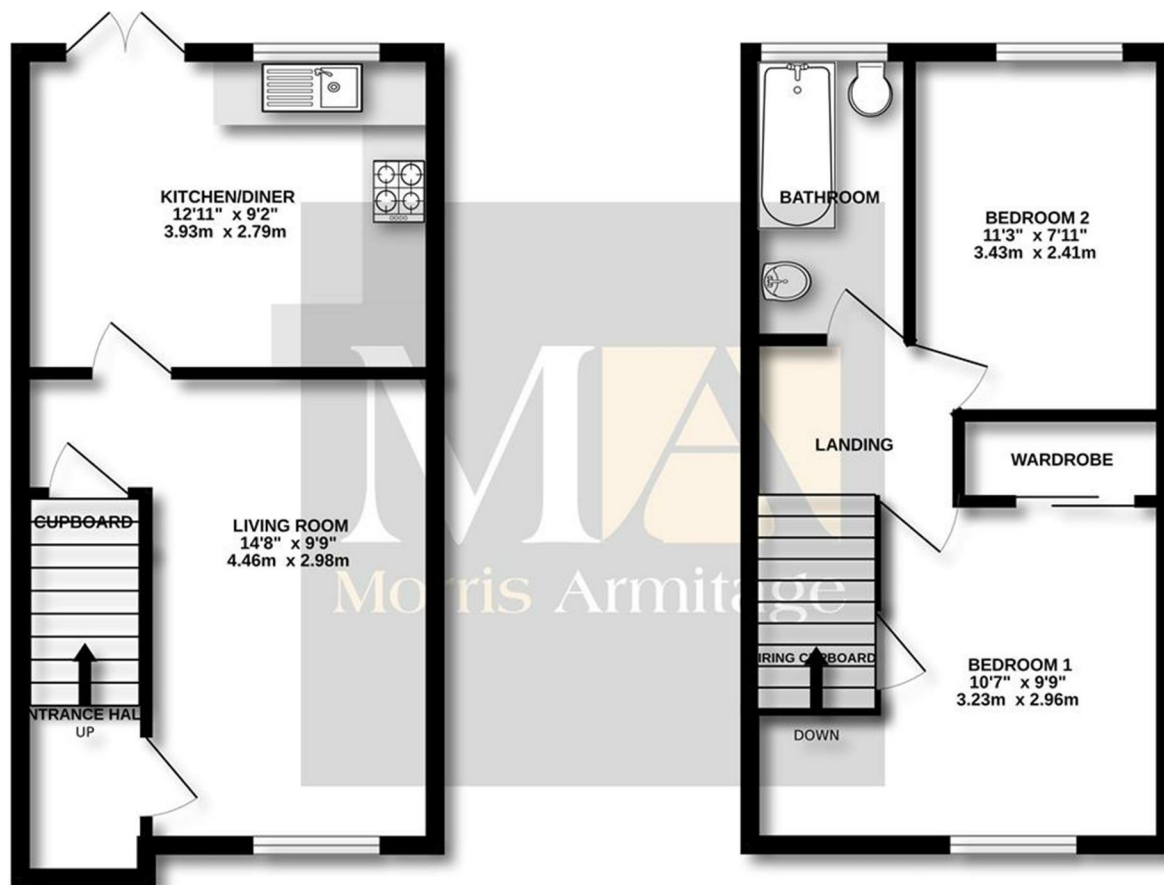
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

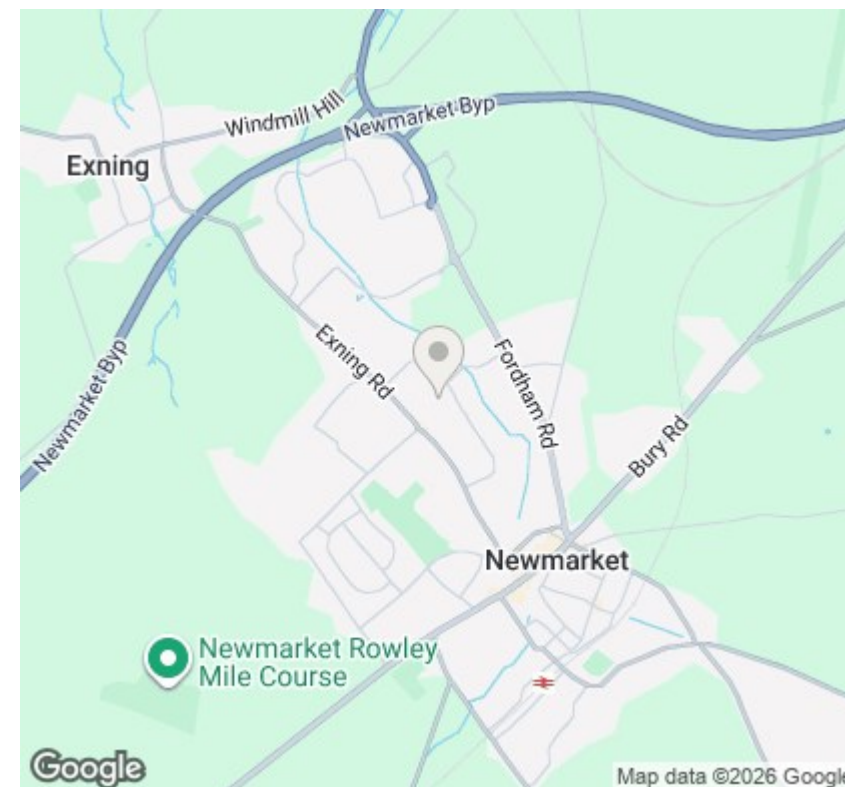
Location

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,





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		69
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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