



Drinkwater Close, Newmarket CB8 0QN

Guide Price £400,000

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Drinkwater Close, Newmarket CB8 0QN

A modern detached family home located within this popular residential area and set on a sizeable corner plot with a generous south west facing garden.

Cleverly extended, this property boasts accommodation to include entrance hall, living/dining room, kitchen, cloakroom, bedroom 4/sitting room, ensuite wet room, three further bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

Externally, the property offers a lovely fully enclosed rear garden and garage facilities.

Sold with the added benefit of NO CHAIN.

Entrance Hall

With doors leading to the living/dining room and cloakroom. Stairs leading to the first floor landing.

Kitchen

10'2" x 7'10"

A range of fitted eye and base level cupboards with worktop over. Ceramic sink and drainer with mixer tap over. Space and connection for free standing cooker. Space and plumbing for washing machine. Tiled splashbacks. Built-in pantry cupboard. Internal window to the conservatory. Opening to the living/dining room. Door to the covered lobby.

Living/Dining Room

24'5" x 12'6"

Spacious living/dining room with feature fireplace with marble surround, mantel and hearth, currently fitted with coal effect fire. Laminate wood flooring. Full height window to the front aspect. Spacious dining area. French doors leading to the conservatory. Radiator. Opening to the kitchen. Door leading to the entrance hall.

Conservatory

15'8" x 7'10"

Pleasant conservatory with french doors leading to the rear garden. Internal window to the kitchen. French doors leading to the living/dining room.

Bedroom 1

14'11" x 13'8"

Generous double bedroom with french doors leading to the rear garden. Doors leading to the ensuite wet room and living/dining room.

En Suite Wet Room

White suite comprising low level W.C., handbasin with mixer tap over and built-in storage cabinet under and generous shower area. Tiled to wet areas. Obscured window. Door leading to bedroom 1.

Cloakroom

White suite comprising low level W.C. and wall mounted handbasin with mixer tap over and built-in storage cabinet under. Obscured window. Radiator. Door leading to the entrance hall.

Covered Lobby

With doors leading to the front and rear and kitchen.

First Floor Landing

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

Bedroom 2

12'2" x 8'11"

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

Bedroom 3

11'10" x 8'10"

Spacious double bedroom with window to the rear aspect. Built-in storage cupboards. Radiator. Door to the landing.

Bedroom 4

9'3" x 6'8"

Well proportioned room with window to the front aspect. Radiator. Door leading to the landing.

Bathroom

White suite comprising low level W.C., wall mounted handbasin with mixer tap under and built-in storage cabinet under and panelled bath. Tiled walls. Obscured window. Door leading to the landing.

Garage

18'0" x 8'2"

With up and over door leading to the driveway. Pedestrian door to the rear garden.

Outside - Front

Gravelled area with established shrub boundary. Pathway leading to the front door with storm porch over. Hardstanding driveway, providing off road parking, leading to the garage. Door leading to covered lobby.

Outside - Rear

Decking area to the rear of the house with French doors leading bedroom 1. Further decked area with inset ornamental pond with French doors leading to the conservatory. Paved area leading to

the lawn with some established planting to the borders. Door leading to the covered lobby. Access gate to the front.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 96 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources -

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps

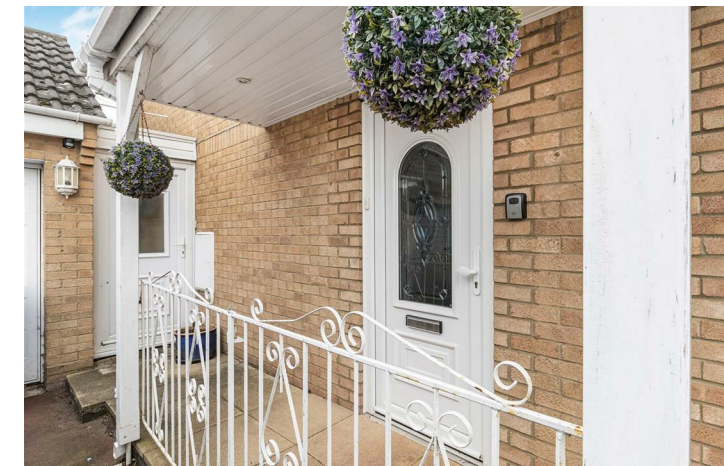
download, 220Mbps upload

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.

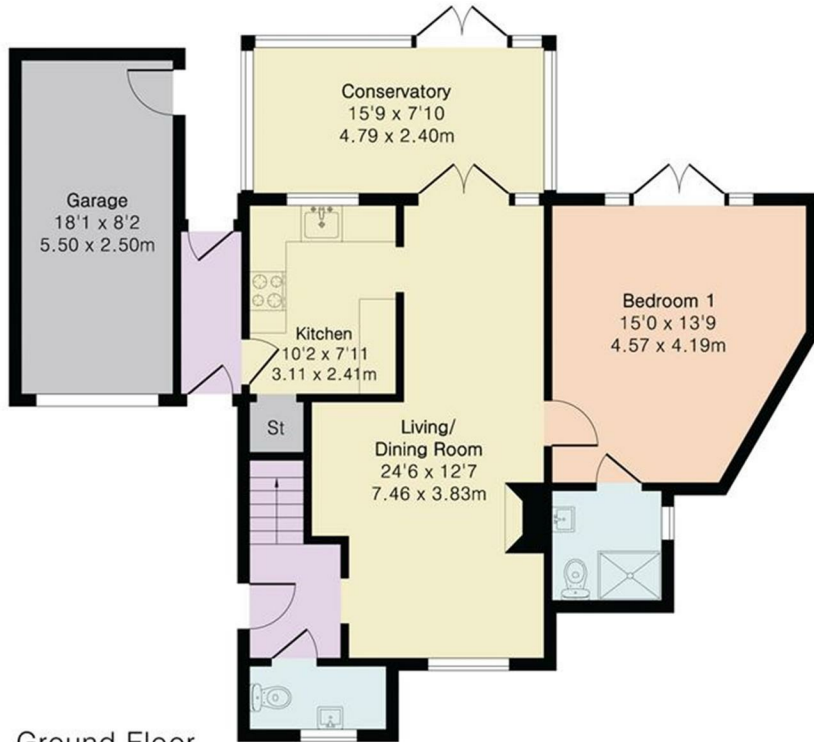


Approximate Gross Internal Area 1175 sq ft - 109 sq m (Excluding Garage)

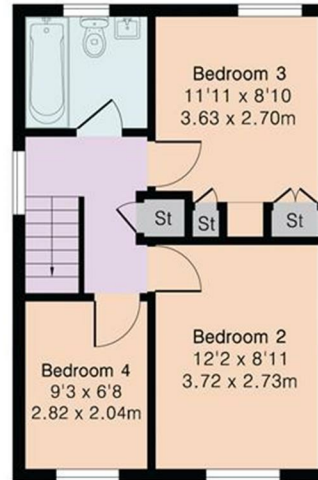
Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 389 sq ft – 36 sq m

Garage Area 181 sq ft – 17 sq m

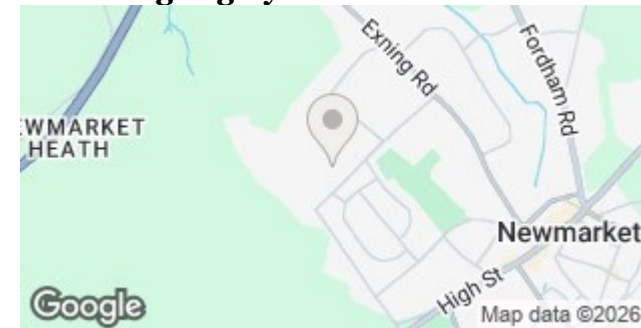


Ground Floor



First Floor

- Modern Detached House
- Fitted Kitchen
- Spacious Living/Dining Room
- Conservatory
- Ground Floor Bedroom with en suite Wet Room
- Three Further Bedrooms
- Family Bathroom
- Rear Garden
- Driveway & Garage
- Viewing Highly Recommended



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 | 74 | 79 |

| 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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