



**Selwyn Close,
Newmarket, Suffolk CB8 8DD
Offers In Excess Of £425,000**

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Selwyn Close, Newmarket, Suffolk CB8 8DD

A rare opportunity to purchase a superbly improved modern family home situated in one of the towns most desirable locations and within walking distance of a highly regarded primary school.

Updated and improved, this property boasts impressive ground floor space comprising an entrance hall, cloakroom, living room, superb open plan re-fitted kitchen/family room and conservatory/breakfast room, three bedrooms and a re-fitted bathroom. Benefiting from gas fired central heating and double glazing.

Externally offering a generous size and fully enclosed rear garden with extensive patio area.

An outstanding property and viewing is highly recommended.

EPC D)

Accommodation Details

With part glazed front door leading through to:

Entrance Hall

With tiled flooring, radiator, telephone connection point, access and door leading through to:

Living Room

18'0" x 14'6"

With bay window to the front aspect, staircase rising to the first floor, engineered wood flooring, TV aerial connection point, radiator, part glazed door leading through to:

Kitchen/Family/ Breakfast Room

25'5" x 9'8" and 17'1" x 9'9"

Re-fitted kitchen with a range of contemporary cream eye level and base storage units with beech wood block working surfaces over, beech wood block breakfast bar, inset circular sink unit with pull out spray mixer tap over, space for range cooker with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, high gloss tiled flooring,

radiator, pitched glazed roof to the kitchen area, two windows to the rear aspect, two windows to the rear aspect, sliding patio doors to the rear aspect and French style doors to the side aspect.

Cloakroom

Comprising low level WC and wash hand basin, part tiled walls, tiled flooring, radiator, window with obscured glass to the front aspect.

First Floor Landing

With airing cupboard, access and door leading through to:

Bedroom 1

13'0" x 11'9"

With window to the front aspect, built in wardrobes, radiator.

Bedroom 2

10'0" x 11'10"

With window to the rear aspect, access to loft space, radiator.

Bedroom 3

9'10" x 7'10"

With window to the front aspect, built in cupboard, radiator.

Bathroom

Re-fitted bathroom with suite comprising panel bath with plumbed shower over and glass screen, low level WC, wash hand basin set in vanity unit, tiled walls, tiled flooring, heated towel rail, window with obscured glass to the rear aspect.

Outside - Front

Front garden laid to lawn, paved pathway to the side of the property with gated access to rear garden, driveway leading to:

Garage

Single garage with up and over style door, power and lighting.

Outside - Rear

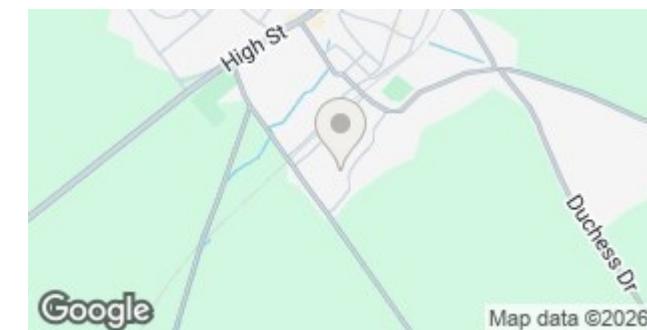
Fully enclosed rear garden with wall to one side and the remainder fenced, predominantly laid to lawn with a variety of plants/shrubs, paved patio areas to the front and rear, outside lighting, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- **Detached Family Home**
- **Superbly Presented**
- **Desireable Location**
- **Re-Fitted Kitchen/Bathroom**
- **3 Good Sized Bedrooms**
- **Garage & Parking**



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			
EU Directive 2002/91/EC			
England & Wales		79	63

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			
EU Directive 2002/91/EC			
England & Wales		79	63

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