



**Elliott Close**  
**Newmarket, Suffolk CB8 7SE**  
**Guide Price £475,000**

# Elliott Close, Newmarket, Suffolk CB8 7SE

Set in a desirable and quiet cul-de-sac this 3 bedroom detached bungalow, recently renovated and immaculately presented throughout.

With entrance hall, living / dining room, kitchen, 3 bedrooms (with one currently used as a dining room) and bathroom.

Externally the property offers a generous, block paved driveway allowing parking for several cars and garage. To the rear, the South West facing, landscaped garden is mainly laid to lawn with patio area, flower beds and large timber shed.

A must to view to appreciate the style and quality of this home.

**Entrance Hall**  
With door leading through to the:

**Sitting Room 19'2" x 12'5" (5.86 x 3.79)**  
A good sized living room with laid wooden flooring, TV connection point, radiator and window to the front aspect.

**Kitchen/Breakfast Room 14'0" x 8'8" (4.29 x 2.66)**  
Modern kitchen with a range of matching navy blue eye and base level self-closing cupboards with granite worktop over. Sink and drainer with mixer tap over. A range of integrated appliances including a double oven, induction hob with extractor hood above and fridge/freezer. Tiled flooring, ladder style radiator, window to the front aspect and side door.

**Hallway**  
Laid wooden flooring, radiator, access to loft space and airing cupboard with combi boiler and water softener.

Loft access via a drop down foldaway ladder, part bordered for storage, fully insulated, double LED batten lighting.

**Bedroom 1 12'10" x 9'10" (3.92 x 3.02)**  
Double bedroom with fitted wardrobes, radiator, laid wooden flooring and window to the rear aspect.

**Bedroom 2 9'4" x 9'1" (2.87 x 2.78)**  
Double bedroom with laid wooden flooring, radiator and window to the rear aspect.

**Bedroom 3/Dining Room 9'4" x 7'6" (2.87 x 2.29)**  
With laid wooden flooring, radiator and french doors leading out to the garden.

**Bathroom 8'6" x 5'4" (2.60 x 1.64)**  
Three piece suite comprising of a concealed WC, hand basin with vanity drawers under, p-shaped bath with shower head attachment, tiled walls and flooring, heated towel rail, extractor and two obscured windows to the side aspect.

**Outside - Rear**  
Beautifully landscaped rear garden with paved patio seating area, vibrant shrubs & flowers, wooden garden shed, side access through to the garage and side gate.

**Outside - Front**  
Paved driveway providing ample car parking space. Lawn area and outdoor lighting.

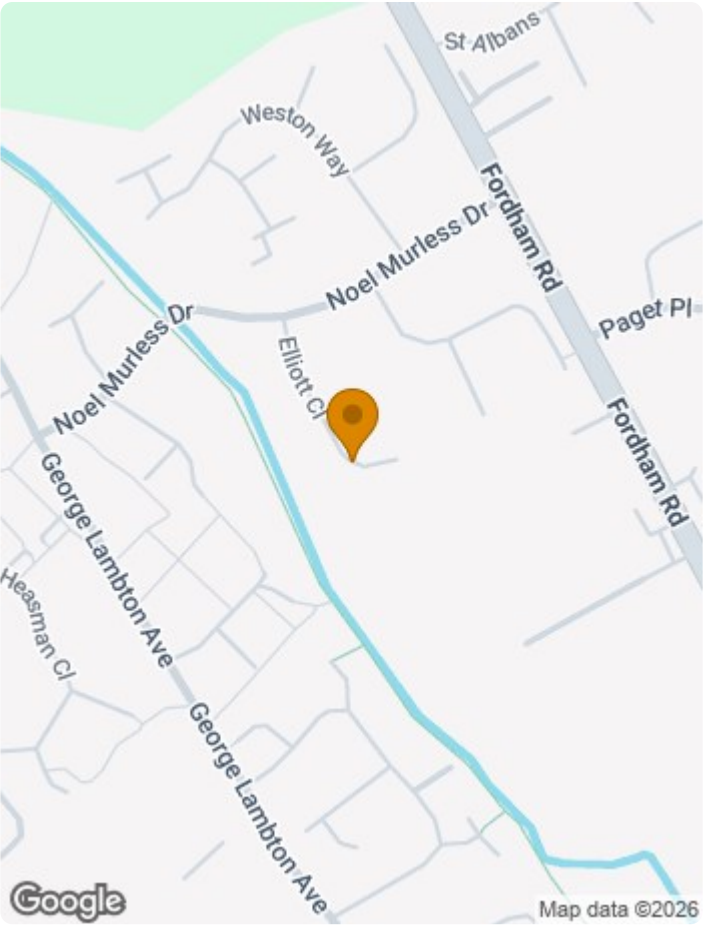
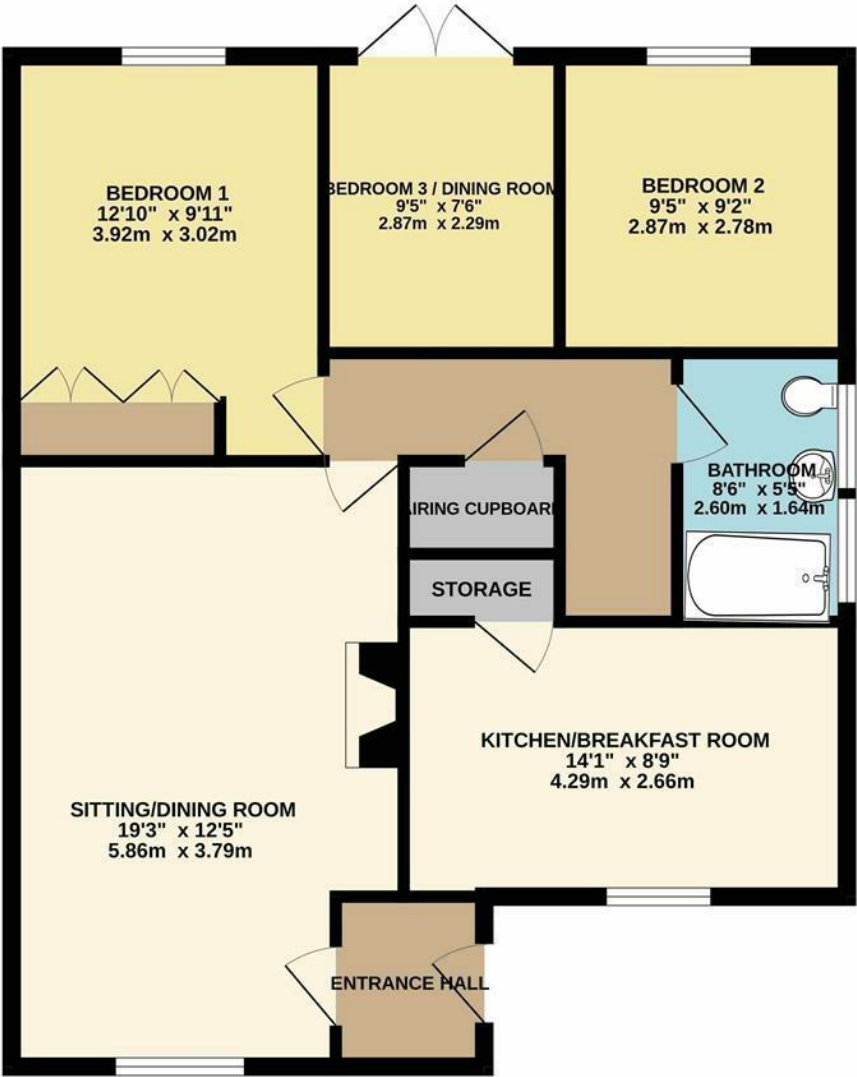
**Garage**  
Up and over garage door, side door access to the garden, some shelving for storage, overhead double LED batten lighting and plug sockets.

**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.

**Property Information**  
EPC - C  
Tenure - Freehold  
Council Tax Band - D (West Suffolk)  
Property Type - Detached Bungalow  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
SQM: 77 square metres  
Parking – Driveway & Garage  
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

GROUND FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



| 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 | 86        |

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

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