



Edgeborough Close
Newmarket, CB8 8QY
Guide Price £225,000

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This vacant bungalow offers an exciting opportunity to personalise a home in a peaceful location within this sought-after village, boasting delightful views over paddock land to the rear.

Kentford, a charming village in Suffolk, combines rural tranquillity with convenient access to nearby towns such as Newmarket and Bury St Edmunds. Renowned for its picturesque countryside, welcoming local pub, and excellent transport links, it is perfect for those seeking a serene yet well-connected lifestyle.

The property is offered for sale with no onward chain and requires internal refurbishment. The accommodation includes an entrance hall, a spacious living room, a kitchen, two bedrooms, and a shower room.

Externally, the property sits on a generous plot featuring a low-maintenance rear garden with views of paddocks. At the front, there is a driveway providing ample off-road parking, leading to a single garage, as well as a block-paved area for additional parking.

Entrance Hall

With laid wooden flooring, storage cupboard and door through to the:

Kitchen 9'4" x 8'1" (2.86m x 2.48m)

Fitted with matching eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, eye level oven, integrated fridge/freezer and space for a washing machine. Laid wooden flooring, rear external door and window to the side aspect.

Living Room 18'2" x 10'10" (5.56m x 3.32m)

Spacious living room with featured open fireplace and bricked surroundings, radiator and window to the front aspect.

Bedroom 1 13'2" x 9'11" (4.02m x 3.03m)

Double bedroom with radiators and window to the rear aspect

Bedroom 2 10'0" x 8'5" (3.06m x 2.57m)

With radiator and window to the front aspect.

Bathroom 6'4" x 5'4" (1.95m x 1.63m)

Comprising a low level WC, pedestal hand basin, walk-in shower cubicle with glass screen, heated towel rail and obscured window to the side aspect.

Outside - Rear

Enclosed low maintenance rear garden with extensive paved patio area, outdoor lighting and marvellous views over looking the open fields.

Outside - Front

Driveway providing ample off-road parking, leading to a single garage, as well as a block-paved area for additional parking.

Garage 19'7" x 9'0" (5.99m x 2.76m)

Metal up and over garage door, power and lighting and side pedestrian door.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - E

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached

Bungalow

Property Construction - Steel framed

Number & Types of Room - Please refer to the floorplan

Square Meters - 54 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type - Superfast available, 61Mbps download, 11Mbps upload

Mobile Signal/Coverage - Limited/None as advised by Ofcom

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

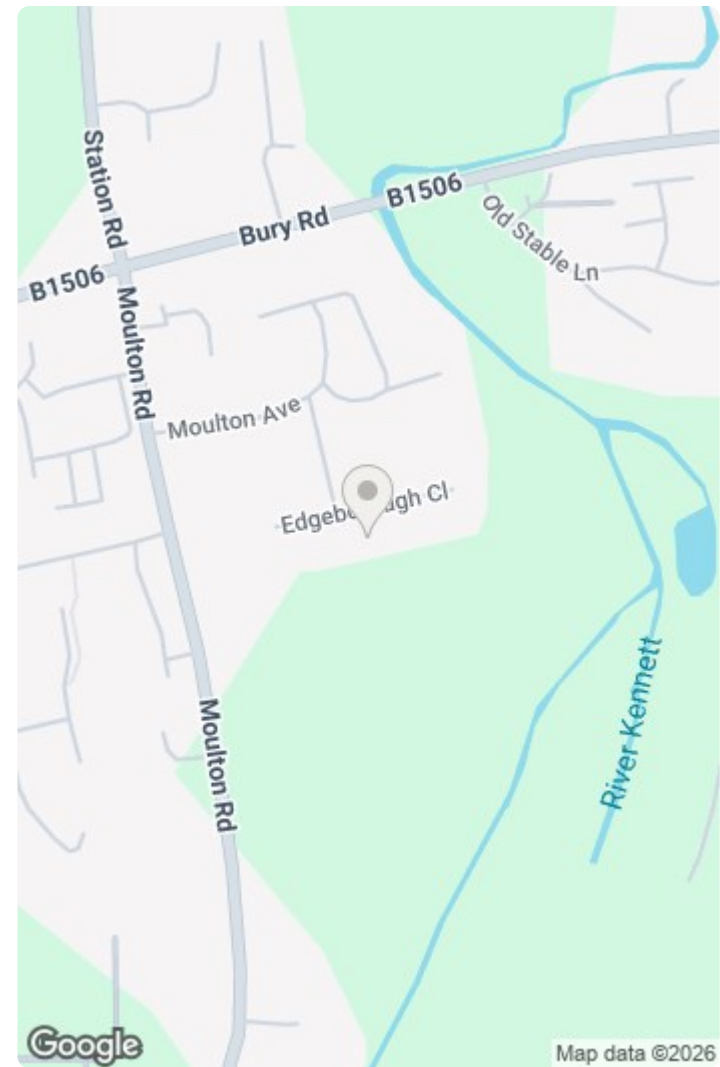
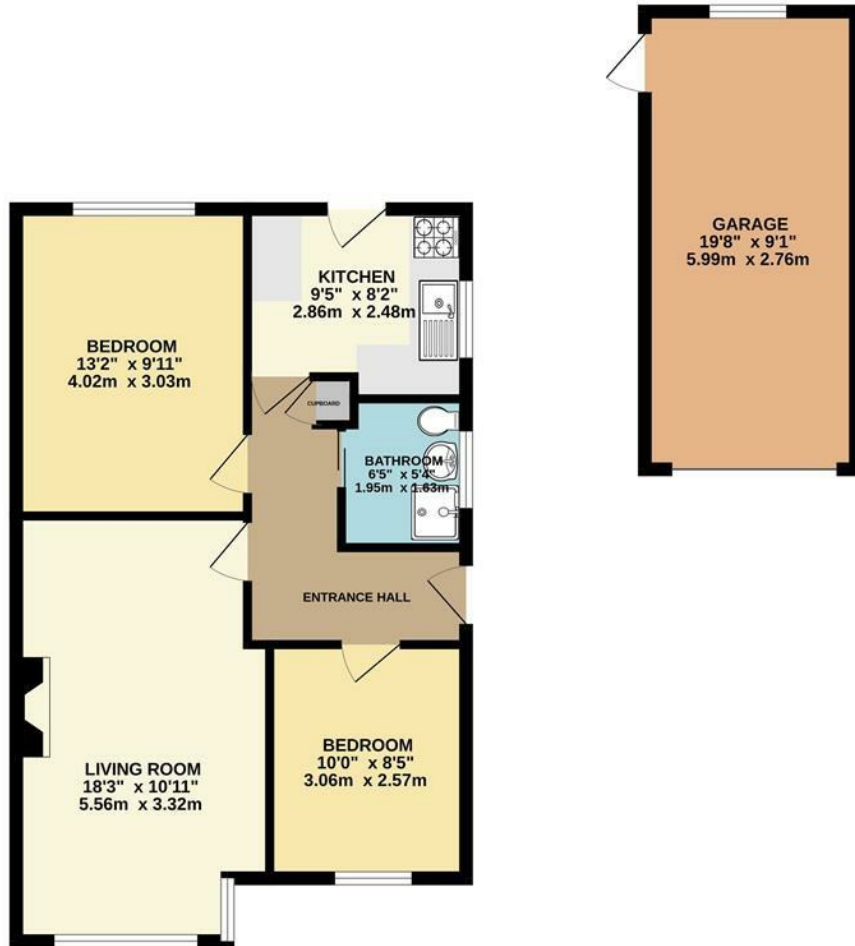
Location - What 3 Words - snaps.beak.recline

Agents Notes

The gate through to the grass area at the rear of the property is not registered as part of the property.



GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



12 EDGEBOROUGH CLOSE

TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.

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 | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current | Potential | Current | Potential |
| A | A | A | A |
| B | B | B | B |
| C | C | C | C |
| D | D | D | D |
| E | E | E | E |
| F | F | F | F |
| G | G | G | G |

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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