



**Hethersett Close,
Newmarket, CB8 7BA
Guide Price £235,000**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Hethersett Close, Newmarket, CB8 7BA

An excellent opportunity to acquire a detached family home, ideally positioned on the edge of this popular development and offering outstanding value for money.

The property also provides excellent potential for extension, subject to the necessary planning consents.

The accommodation is spacious and well-proportioned, featuring a generous living/dining room and two good-sized bedrooms. The property also benefits from convenient access and parking.

Externally, the home enjoys a partly brick-walled garden providing a generous outdoor space, ideal for entertaining, socialising and enjoying the warmer months.

An appealing property offering excellent potential, generous accommodation and superb value for money.

A refreshed Energy Performance Certificate with a C rating reflects improvements made by the current owners of the property.

Entrance Hall
With opening to the kitchen. Door leading to the living/dining room. Built-in storage cupboard. Stairs leading to first floor landing.

Kitchen
9'2" x 8'3"
Modern fitted kitchen with a range of eye and base level cupboards and storage drawers with composite worktop over. Ceramic sink and drainer with mixer tap over. Space and plumbing for washing machine and dishwasher. Space and connection for electric cooker, fitted extractor above. Space for fridge/freezer. Attractive splashbacks. Tiled flooring. Window to the front aspect. Opening to the entrance hall.

Living/Dining Room
15'6" x 11'1"
Spacious living/dining room with wood flooring. French doors leading to the rear garden. Radiator. Window to the rear aspect. Door to the entrance hall.

Landing
Doors leading to all bedrooms and bathroom. Spacious airing cupboard. Stairs leading to the entrance hall.

Bedroom 1
15'0" x 8'4"
Double bedroom with window to the rear aspect. Radiator. Door to the landing.

Bedroom 2
11'2" x 6'8"
Well proportioned bedroom with window to the side aspect. Built-in storage cupboard. Radiator. Door leading to the landing.

Bathroom
Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over and panelled bath with shower over. Attractively panelled walls. Tiled flooring. Ladder radiator. Obscured window. Door leading to the landing.

Outside - Front
Slate beds with a central path leading to the front door with storm porch over.

Outside - Rear
Patio area to the rear of the house with French doors leading to the living room. Lawned area.

PROPERTY INFORMATION
EPC - E
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 60 SQM
Parking – Garage en bloc
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

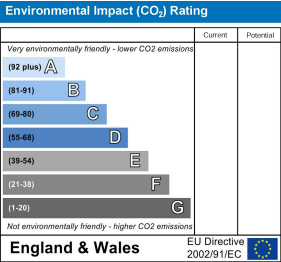
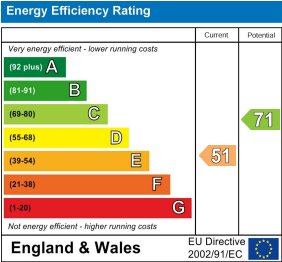
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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.





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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- Detached House
- Modern Fitted Kitchen
- Spacious Living Room
- Two Bedrooms
- Modern Bathroom
- Family Rear Garden
- Viewing Highly Recommended



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



