



Heasman Close, Newmarket CB8 0GR

Offers Over £450,000

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

A superb modern and detached family home standing on the edge of this sought after development and located within close proximity to the High Street and all amenities.

Cleverly designed and enjoying sizeable rooms throughout, this property offers accommodation to include an impressive vaulted entrance hall, living room, dining room, kitchen/breakfast room, cloakroom, four good size bedrooms (with re-fitted en-suite to the master bedroom) and a re-fitted bathroom.

Externally the property benefits from a lovely enclosed rear garden, integral garage and driveway parking for two vehicles.

Early viewing is absolutely essential.

Entrance Hall

Spacious entrance hall with wood effect flooring. Doors leading to kitchen, living room, dining room and cloakroom. Radiator. Stairs to first floor.

Kitchen 14'1" x 10'7" (4.30m x 3.24m)

Range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with electric hob and extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Terracotta tile effect vinyl floor. Radiator. Large window overlooking rear garden. Half glazed door leading to side of house. Door to entrance hall.

Living Room 17'3" x 10'5" (5.26m x 3.19m)

Spacious living room with wood effect flooring. Attractive bay window overlooking front aspect. Ceiling and wall lights. Radiator. Glazed double doors leading to dining room. Door leading to entrance hall.

Dining Room 10'3" x 8'9" (3.13m x 2.69m)

Good size dining room with wood effect flooring. Radiator. Glazed double doors to living room. French doors leading to rear garden. Door to entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. Vinyl flooring. Radiator. Door to entrance hall.

Landing

Spacious landing with doors leading to all bedrooms and family bathroom. Radiator. Loft hatch. Built-in cupboard. Stairs to ground floor.

Bedroom 1 11'3" x 10'5" (3.45m x 3.19m)

Spacious double bedroom with large window overlooking front aspect. Doors to en suite and landing. Radiator.

En Suite

Contemporary en suite with white suite comprising low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and walk-in shower cubicle. Built-in storage cupboards with counter top over. Attractively tiled throughout wet areas. Wood effect flooring. Ladder style radiator. Obscured window. Door to bedroom 1.

Bedroom 2 12'5" x 9'0" (3.81m x 2.76m)

Generous double bedroom with large window overlooking front aspect. Built-in wardrobe. Radiator. Door to landing.

Bedroom 3 10'3" x 8'9" (3.13m x 2.69m)

Good sized room with window overlooking front aspect. Radiator. Door to landing. NB: Currently used as study.

Bedroom 4 10'2" x 6'10" (3.10m x 2.09m)

Good sized room with window overlooking rear aspect. Radiator. Door to landing. NB: Currently used as dressing room.

Family Bathroom 7'2" x 6'10" (2.20m x 2.09m)

Contemporary bathroom with white suite comprising low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and 'P'-shaped bath with shower over and glass screen. Built-in storage cupboards with counter top over. Attractively tiled throughout wet areas. Wood effect flooring. Obscured window. Door to landing.

Outside - Front

Spacious hardstanding driveway leading to garage. Open porch way leading to half glazed front door. Lawned area with mature hedging to boundary. Side access gate to rear garden.

Outside - Rear

Enclosed rear garden with flagstone patio area to rear and side of house. Lawn area with attractively planted borders. Outside tap. Side access gate leading to front.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 113 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

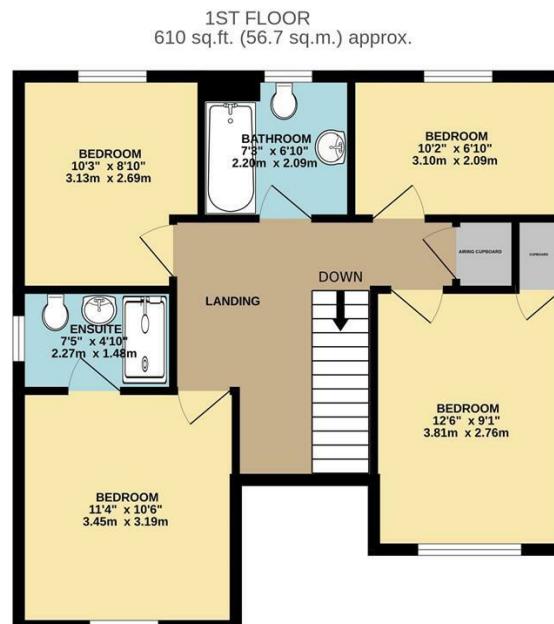
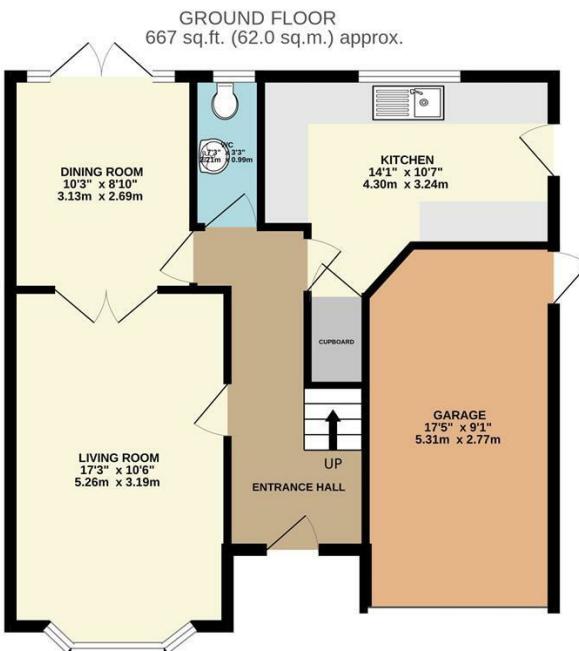
Broadband Connected - Currently connected via BT

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely

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

Location - What 3 Words - ///foresight.wove.fake

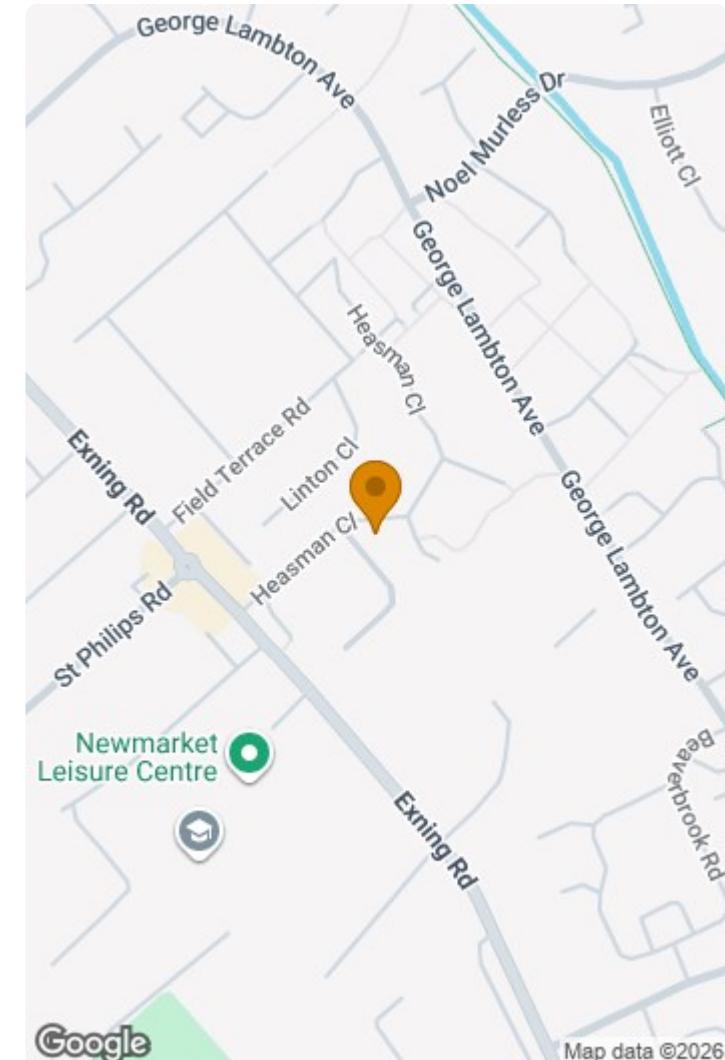


59 HEASMAN CLOSE, NEWMARKET, CB8 0GR.

TOTAL FLOOR AREA: 1277 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate only 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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			84
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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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