



**12, Elliott Close,
Newmarket, Suffolk CB8 7SE
£500,000**

MA
Morris Armitage

01638 560221
www.morrisarmitage.co.uk

12, Elliott Close, Newmarket, Suffolk CB8 7SE

A beautifully extended detached bungalow, tucked away in a peaceful cul-de-sac and enjoying attractive tree-lined views to the rear. Thoughtfully renovated by the current owners to an exceptional standard, this impressive home combines stylish contemporary finishes with spacious, versatile accommodation. Conveniently located within easy reach of the town centre, local shops and amenities, it offers both tranquillity and convenience.

The well-planned accommodation includes a welcoming living room, separate dining room, study, and a bright conservatory overlooking the garden. The stylish fitted kitchen is complemented by two generously sized ground-floor bedrooms and a modern family bathroom. Occupying the first floor is an impressive principal suite, featuring a spacious bedroom, dressing room and luxurious en-suite bathroom.

Externally, the property benefits from a large driveway to the front, providing ample off-road parking for several vehicles. To the rear, the enclosed garden offers a private outdoor retreat with a patio area, mature surroundings and delightful tree-lined outlook. A substantial detached studio provides excellent flexibility as a home office, gym, creative workspace or hobby room, while a timber shed offers additional storage.

Entrance Hall
Front door leading to:

Living Room
15'0" x 12'2"
Openings leading through to dining room and kitchen. Window to front aspect.

Kitchen
12'10" x 10'5"
Fitted with a range of eye and base level units with worktop over. Sink with mixer tap, integrated hob, oven and dishwasher. Room for white goods. French doors leading to rear garden.

Dining Room
17'4" x 8'10"
Access to stairs. Windows to front and side aspects.

Conservatory
14'10" x 9'7"
French doors leading to rear garden.

Bathroom
7'3" x 5'5"
Suite comprising of shower, handwash basin and WC. Window to rear aspect.

Bedroom 2
12'6" x 10'2"
Built in storage. Window to front aspect.

Bedroom 3
10'11" x 10'2"
Built in storage. Window to rear aspect.

Bedroom 1
11'5" x 8'9"
Door leading to dressing room. Window to rear aspect.

Dressing Room
6'8" x 6'6"
Built in storage. Door leading to en-suite.

En-Suite
10'5" x 4'4"
Suite comprising of bath with overhead shower, handwash basin and WC. Window to rear aspect.

Studio
13'4" x 8'7"
Windows to front and side aspect. Sliding door leading to garden.

Outside front
Paved driveway with lawn and mature shrubberies.

Outside rear
Mainly laid to lawn with patio area and mature shrubberies. Separate access to studio and timber shed.

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 - D
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached Chalet Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 142.8
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

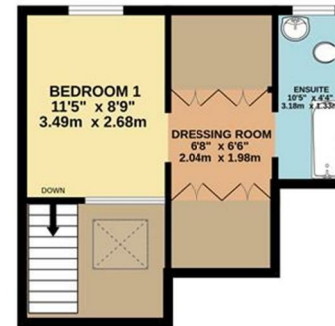
GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



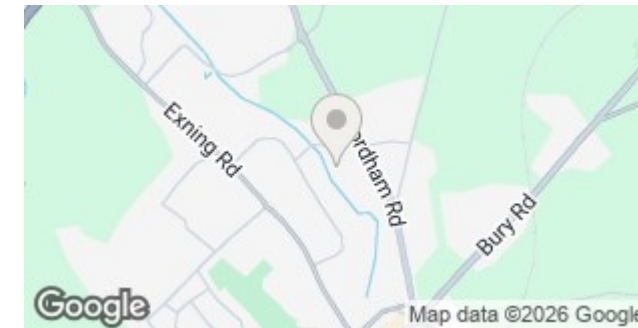
TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

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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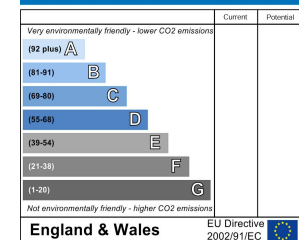
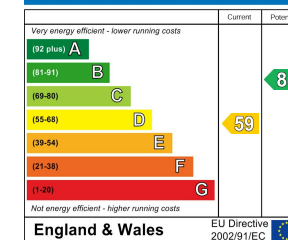
1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



- **Peaceful Cul-De-Sac**
- **Location Offers Both Tranquillity And Convenience**
- **Ample Parking**
- **Walk In Dressing Room**
- **Substantial Detached Studio**
- **Enclosed Garden**



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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