



**Drinkwater Close, Newmarket CB8 0QW**

**Offers In Excess Of £450,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Drinkwater Close, Newmarket CB8 0QW

A modern and detached family home set within this established residential area and located on the edge of the town centre.

Rather deceptive and offering generous size rooms throughout, this property benefits from entrance hall, living room/dining room, conservatory, kitchen, utility room, four good size bedrooms (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

**Externally the property offers a pleasant and fully enclosed garden and garage with additional parking facilities.**

## Entrance Hall

With stairs rising to first floor. Radiator and door through to:

## Living/Dining Room

24'5" x 12'7" (max)

With feature fireplace and gas fire. Radiator. Windows to the front and side aspects. French door leading to sunroom.

## Kitchen

10'1" x 7'10"

Fitted with a range of matching eye and base level storage cupboards with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Space for oven with extractor hood over. Space and plumbing for dishwasher. Space for fridge freezer. Radiator. Window to rear aspect.

## Internal Hallway

Door to front aspect. Integral door leading to garage. Opening to:

## Utility Room

10'6" x 7'6"

Fitted with a range of matching eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space and plumbing for washing machine. Space for Dryer. Window and door to rear aspect.

## Sunroom

13'8" x 13'0"

With radiator. French doors leading to the rear garden,.

## First Floor Landing

With doors leading to all bedrooms and bathroom. Door to cupboard housing hot water cylinder.

## Bedroom 1

10'9" x 9'10"

With windows to front and rear aspects. Door to:

## En Suite

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Radiator. Obscured window to rear aspect.

## Bedroom 2

12'1" x 8'11"

With built in wardrobes and storage cupboard. Radiator. Window to front aspect.

## Bedroom 3

12'0" x 8'11"

With access to roof space. Radiator and window to rear aspect.

## Bedroom 4

9'4" (max) x 6'8"

With built in cupboard, Radiator and window to front aspect.

## Bathroom

Fitted with a three piece suite comprising of concealed cistern low level WC, basin with mixer tap and vanity unit under and bath with shower over. Towel rail and obscured window to the rear aspect.

## Outside Front

Large driveway with access to garage.

## Garage

15'2" x 8'2"

With electric roller shutter door. Light and power.

## Outside - Rear

An attractive South facing garden with laid to lawn, flower borders, patio areas and garden 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 15 miles from Bury St Edmunds, and roughly 40 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 Details

EPC - D

Tenure - Freehold

Council Tax Band - D West Suffolk

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 99 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

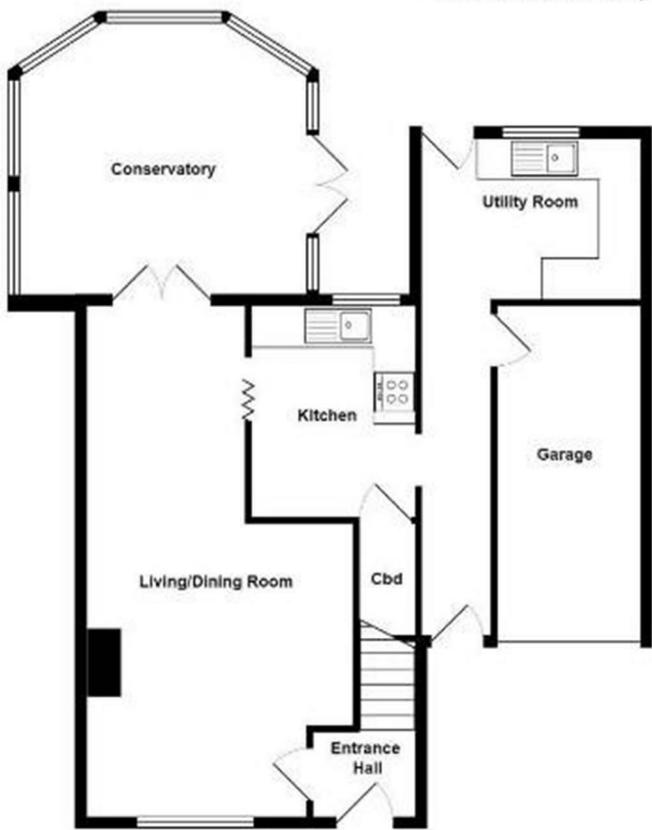
Broadband Connected - TBC

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise good on all networks

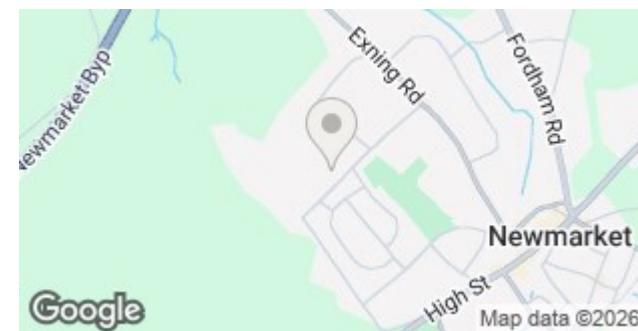
Rights of Way, Easements, Covenants - None that the vendor is aware of





Total Area: 118.4 m<sup>2</sup> ... 1274 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



Google

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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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 from 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.



