



**Corsican Pine Close, Newmarket CB8 0DZ**

**Offers Over £300,000**

**MA**  
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# Corsican Pine Close, Newmarket CB8 0DZ

A modern family home set within this popular residential development on located in this quiet cul-de-sac.

The property boasts accommodation to include entrance hall, living room, dining room, kitchen, conservatory, three bedrooms (en-suite to master) and a family bathroom.

Externally the property offers a fully enclosed rear garden, garage and additional parking.

## Outstanding value - viewing recommended

### Entrance Hall

With door to the living room. Stairs leading to the first floor landing.

### Living Room

13'4" x 12'6"

Well presented living room with LVT wood flooring. Radiator. Window to the front aspect. Arched opening to the dining room. Door to the entrance hall.

### Dining Room

9'1" x 8'0"

Charming dining room with LVT wood flooring. Radiator. Built-in storage cupboard. French doors leading to the conservatory. Door leading to the kitchen. Arched opening to the living room.

### Kitchen

9'1" x 7'6"

A range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space for undercounter fridge. Space and connection for electric cooker. Space and plumbing for washing machine. Tiled splashbacks. Boiler. Door leading to the dining room.

### Conservatory

9'0" x 6'10"

With door leading to the rear garden. French doors leading to the dining room. Radiator.

### Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

### Master Bedroom

12'5" x 11'2"

Generous double bedroom with built-in

wardrobes with mirrored sliding doors.

Radiator. Window to the front aspect.

Opening to the en suite. Door leading to the landing.

### En Suite

White pedestal hand basin and walk-in shower. Tiled to wet areas. Opening to the Master bedroom.

### Bedroom 2

9'5" x 7'10"

Double bedroom with window to the rear aspect. Radiator. Door to the landing.

### Bedroom 3

7'5" x 6'2"

With window to the rear aspect. Radiator. Door to the landing.

### Bathroom

Modern white suite comprising low level, closed couple W.C., wall mounted hand basin with mixer tap over and built-in storage cabinet under and panelled bath. Attractively tiled. Radiator. Obscured window. Door to the landing.

### Garage

16'8" x 9'2"

With up and over door.

### Outside - Front

Lawned areas with central pathway leading to the front door with storm porch over.

Attractive shrub planting. Hardstanding area leading to the garage with up and over door. Access gate to the rear.

### Outside - Rear

Patio area to the rear of the house with door leading to the conservatory. Lawned area with planted and gravel borders. Small patio seating area to the rear. Pathway leading to the side with access gate to the front.

## PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - tbc

Parking - Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Sky Full Fibre 150 currently connected

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

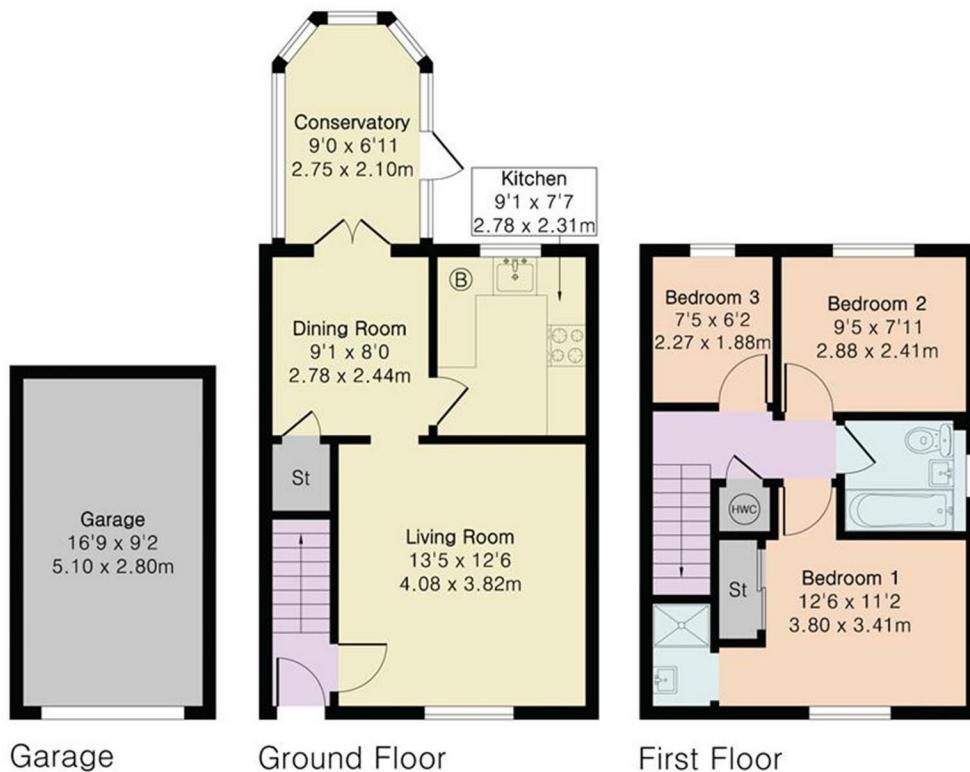
### Location

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.



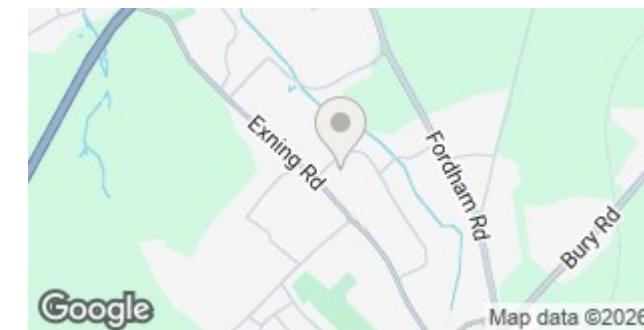
**Approximate Gross Internal Area 812 sq ft - 75 sq m  
(Excluding Garage)**

Ground Floor Area 445 sq ft - 41 sq m  
First Floor Area 367 sq ft - 34 sq m  
Garage Area 154 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

- End of Terrace House
- Fitted Kitchen
- Dining Room
- Living Room
- Conservatory
- Master Bedroom with En Suite
- Two Further Bedrooms
- Charming Rear Garden
- Garage
- Viewing Highly Recommended



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			

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