



Selwyn Close, Newmarket, Suffolk CB8 8DD

Offers In Excess Of £480,000

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

Selwyn Close, Newmarket, Suffolk CB8 8DD

An exceptionally well presented and extended family home with open plan living space on the popular St Johns development close to the station, Ditton Lodge primary school and the High Street in Newmarket.

Accommodation comprises of a living room, kitchen/dining room, utility, study, large garden room and WC, with four bedrooms and a family bathroom.

An enclosed, private rear garden with patio and summerhouse and a paved driveway to the front providing off road parking for several cars.

Viewing is strongly recommended.

Entrance Porch

With doors leading to entrance hall and cloakroom.

Entrance Hall

With doors leading to kitchen/diner, living room, bedroom 4 and entrance porch. Stairs to first floor.

Kitchen/Diner

26'2" x 9'10"

Spacious kitchen/diner with tiled flooring throughout. Kitchen: a range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and connection for large range style cooker with stainless steel extractor over. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Generous dining area. Vertical radiator. Opening to family room. Doors to utility room, study and entrance hall.

Family Room

17'8" x 11'9"

Spacious family room with wooden flooring. Full height windows and French doors to the rear garden. Triple sky lights. Radiator. Opening to kitchen/diner.

Study

8'2" x 7'6"

Generous study with window to the rear aspect. Skylight. Radiator. Glazed door to kitchen/diner.

Utility Room

7'6" x 4'11"

A range of matching eye and base level cupboards with worktop over. LVT wood flooring. Door to kitchen/diner.

Living Room

14'9" x 11'1"

Generous sitting room with feature fireplace with white surround and mantel and stone hearth. Window to the front aspect. Radiator. Door to entrance hall.

Bedroom 4

13'9" x 7'6"

Generous room with window to the front aspect. LVT wood flooring. Radiator. Door to entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. Door to entrance porch.

Landing

With doors leading to three bedrooms and bathroom. Built-in airing cupboard. Stairs to ground floor.

Master Bedroom

12'9" x 9'10"

Spacious double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door to landing.

Bedroom 2

10'2" x 7'10"

Generous bedroom with window to the rear aspect. Built-in wardrobes. Radiator. Door to landing.

Bedroom 3

9'10" x 7'10"

Generous bedroom with window to the front aspect. Built-in wardrobe. Radiator. Door to landing.

Bathroom

Contemporary bathroom with white suite comprising low level, concealed cistern, W.C., hand basin with mixer tap over and built-in cabinet under and generous walk-in shower. Attractively tiled. Window to the rear aspect. Door to landing.

Outside - Front

Expansive block paved driveway with access gate to the rear.

Outside - Rear

Good size family garden with attractive decked area to the rear of the house with French doors leading to the family room. Mainly laid to lawn with a variety planted borders and mature shrub planting. Spacious timber summer house. Timber shed. Access gate to the front.

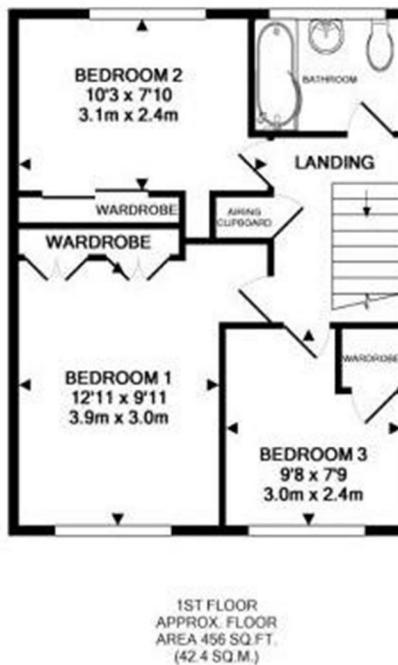
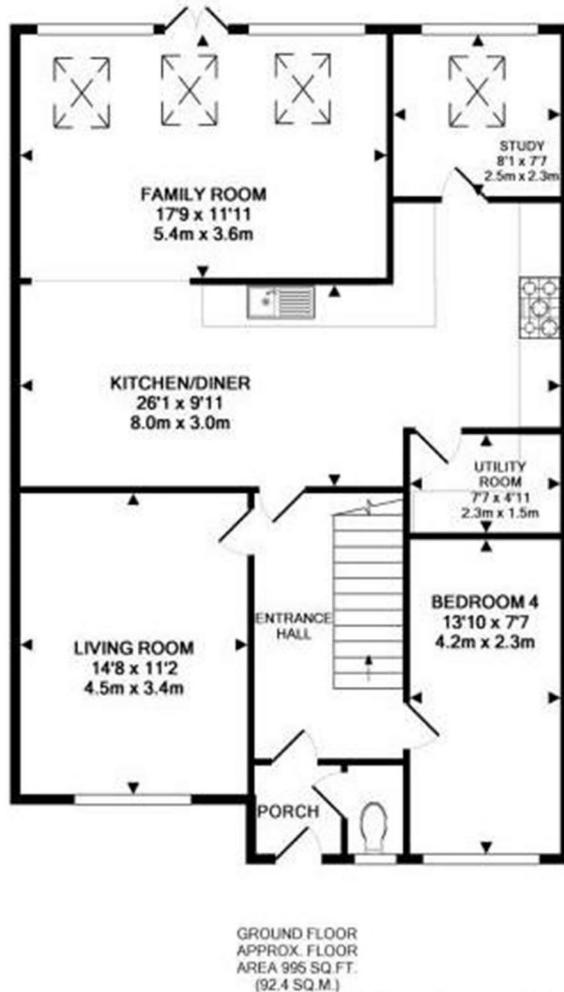
PROPERTY INFORMATION

EPC - D

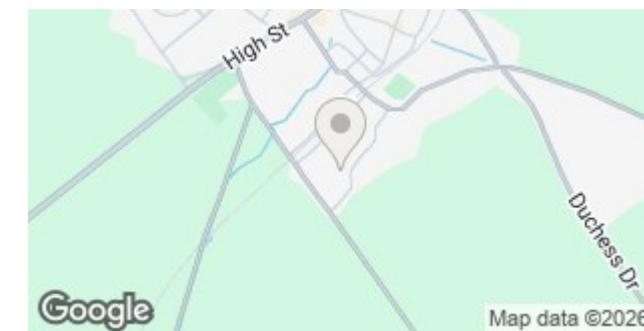
Tenure - Freehold

Council Tax Band - D (East Cambs)





- Detached House
- Spacious Accommodation
- Kitchen/Diner
- Spacious Family Room
- Sitting Room
- Four Bedrooms
- Contemporary Bathroom
- Family Rear Garden
- Driveway
- 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 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			
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.







