



**Selwyn Close, Newmarket, Suffolk CB8 8DD**

**Offers In Excess Of £480,000**

**MA**  
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# 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. Radaitor. 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.

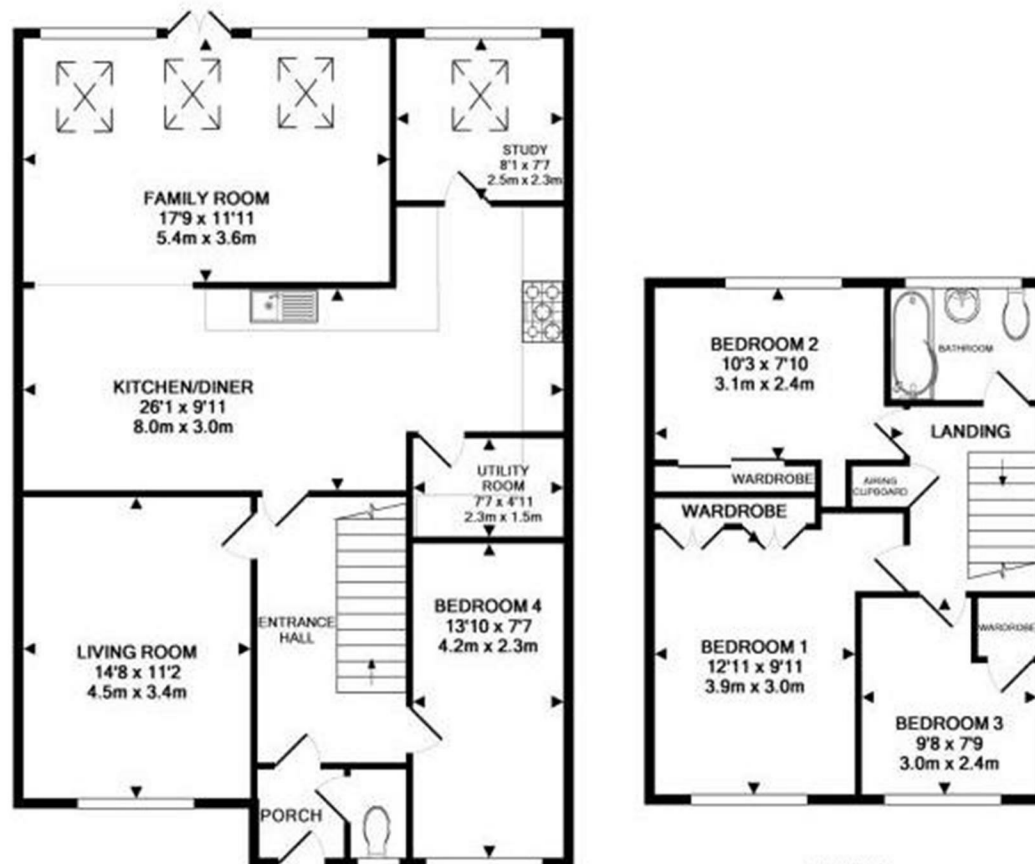
**Outside - Rear**  
Good size family garden with attractive decked area to the rear of the house with French doors leading to the family room. Mainly laid to lawn with a variety planted borders and mature shrub planting. Spacious timber summer house. Timber shed. Access gate to the front.

**PROPERTY INFORMATION**  
EPC - D  
Tenure - Freehold  
Council Tax Band - D (East Cambs)

Property Type - Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 163 SQM  
Parking – Driveway  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

**Location**  
Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.





GROUND FLOOR  
APPROX. FLOOR  
AREA 995 SQ.FT.  
(92.4 SQ.M.)

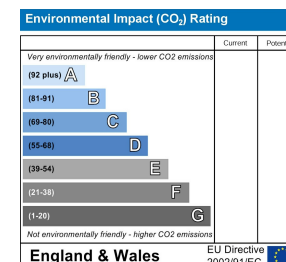
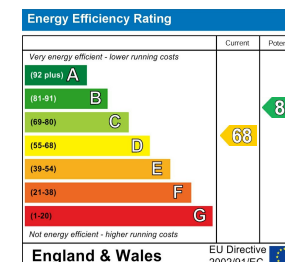
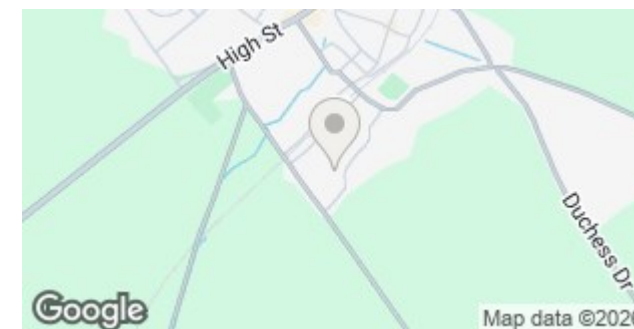
1ST FLOOR  
APPROX. FLOOR  
AREA 456 SQ.FT.  
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1451 SQ.FT. (134.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Detached House
- Spacious Accommodation
- Kitchen/Diner
- Spacious Family Room
- Sitting Room
- Four Bedrooms
- Contemporary Bathroom
- Family Rear Garden
- Driveway
- Viewing Highly Recommended



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. 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.







