

Drinkwater Close,
Newmarket, Suffolk CB8 0QN
£375,000

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Drinkwater Close, Newmarket, Suffolk CB8 0QN

A detached modern bungalow, enviably positioned towards the end of this highly regarded residential development and set towards the end of a quiet and peaceful cul-de-sac.

Cleverly extended to create deceptively spacious and well-proportioned accommodation throughout, this appealing home offers a welcoming entrance hall, a comfortable living room, a spacious refitted kitchen/dining room, three generously sized bedrooms and a modern family bathroom.

Externally, the property continues to impress, with a fully enclosed rear garden providing an excellent degree of privacy, together with an extensive driveway offering ample off-road parking and a garage.

With no onward chain – an internal inspection is strongly recommended.







Entrance Hall
With tiled floor, radiator and doors through to all rooms. Inner hallway.

Kitchen/Dining Room
17.1" x 10'7"
Refitted kitchen with a range of eye level and base storage units with work surfaces and splashbacks over, space for fridge freezer, hob with extractor fan over, built in oven, sink unit with mixer tap over, tiled floor, recessed lighting to ceiling and cupboard plinths, window to the side aspect and doors opening to the garden.

Living Room
16'3 x 15'
With window to the side aspect.

Bedroom 1
13'4 x 10'4"
Carpeted room with built-in wardrobes, radiator. Window to front aspect.

Bedroom 2
11'3 x 9'3"
Carpeted room, radiator, window to front aspect.

Bedroom 3
11'4 x 6'10
Carpeted room, window to rear aspect.

Bathroom
Suite comprising of a shower, corner bath, a dual handwash basin and WC, ladder-style heated towel rail. Window to rear aspect.

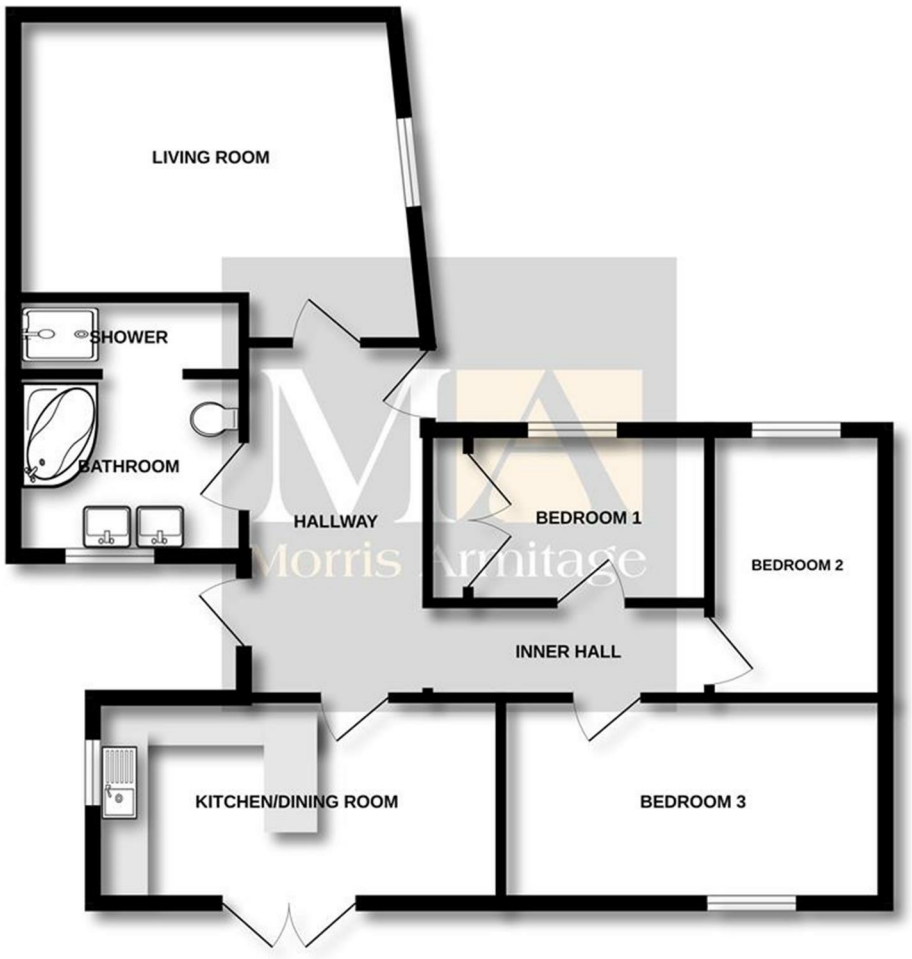
Outside Front
Herringbone brick driveway with plenty of space for parking, some mature shrubbery and room for planters. Access to garage via up-and-over garage door.

Outside Rear
Decking area with access to lawned garden. Pergola, mature shrubbery to rear, fenced borders and willow screening.

Property Information
EPC - C
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Metres - 86 sq. m
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Superfast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom suggests good outside, variable in home
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 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.

GROUND FLOOR



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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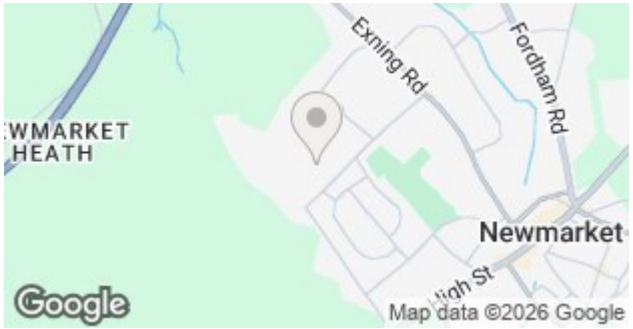
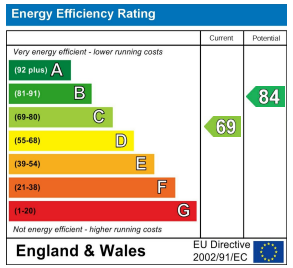
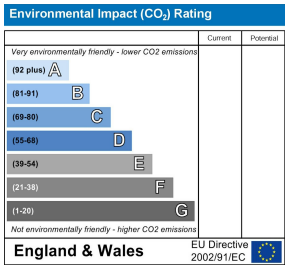
- **Highly Regarded Town**
- **Quiet Cul-De-Sac Location**
- **Detached Modern Bungalow**
- **Spacious Accommodation**
- **Refitted Kitchen**
- **Three Bedrooms**
- **Enclosed Rear Garden**
- **Garage**
- **Ample Driveway Parking**
- **NO CHAIN**







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