



**37, Corsican Pine Close
Newmarket, Suffolk CB8 0DZ
Guide Price £325,000**

37, Corsican Pine Close, Newmarket, Suffolk CB8 0DZ

A modern semi-detached family home standing towards the end of a quiet no-through road and set in this popular residential area.

Updated and improved, this property offers accommodation to include an entrance hall, living room, open plan kitchen/dining room with breakfast room/garden room, three bedrooms with (en-suite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed rear garden overlooking allotments, side garden/patio area and off road parking and garage facilities.

NO ONWARD CHAIN.

Entrance Hall

With access and door leading through to:

Living Room 13'3" x 12'4" (4.06m x 3.78m)

With window to the front aspect, radiator, opening leading through to:

Dining Room 7'8" x 9'1" (2.36m x 2.77m)

Currently with breakfast bar, radiator, access to:

Kitchen 7'8" x 9'1" (2.36m x 2.77m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, built in oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, wood effect flooring, wall mounted gas fired boiler, window to the rear aspect. access to:

Study/Garden Room 7'10" x 8'0" (2.41m x 2.46m)

With window to the rear and side aspects, part glazed door leading to the rear garden.

First Floor Landing

with access to loft space, airing cupboard, access and door leading through to:

Master Bedroom 10'2" x 8'5" (3.10m x 2.59m)

With window to the front aspect, built in wardrobes with sliding mirrored doors, radiator, step up leading to:

En Suite

Comprising shower enclosure and wash hand basin set in vanity unit, part tiled walls, tiled flooring, extractor.

Bedroom 2 9'1" x 7'8" (2.79m x 2.34m)

With window to the rear aspect, radiator.

Bedroom 3 7'10" x 7'8" (2.41m x 2.34m)

With window to the rear aspect, radiator.

Bathroom

Suite comprising panel bath with mixer taps/shower attachment, low level WC with concealed cistern, pedestal wash hand basin, part tiled walls, wood effect flooring, radiator, window to the side aspect.

Outside - Front

Enclosed front garden with gated access predominantly laid to lawn with mature hedging to the front, pave pathway leading to the front door, driveway leading to:

Garage

Single garage with up and over style door, power and lighting, pedestrian door to the rear leading to the rear garden.

Outside - Rear

Full enclosed rear garden predominantly laid to lawn, paved patio area, outside tap, outside lighting.

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 Information

EPC - D

Tenure - Freehold

Council Tax Band - C

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 71 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Ultrafast available,

100Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise good on all networks

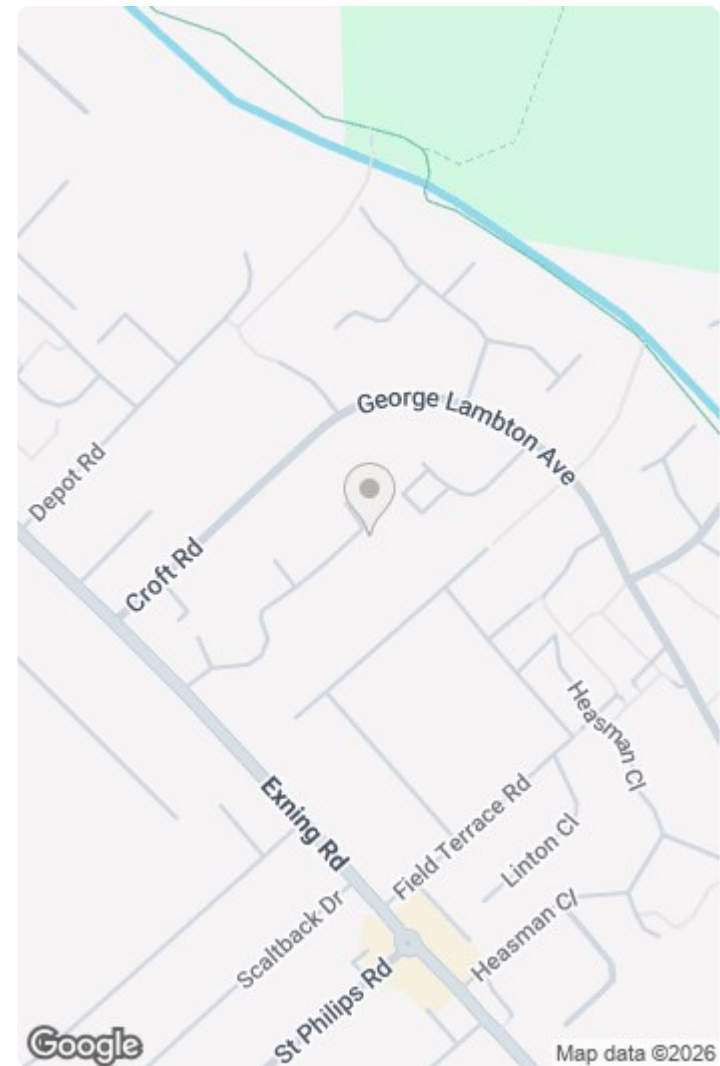
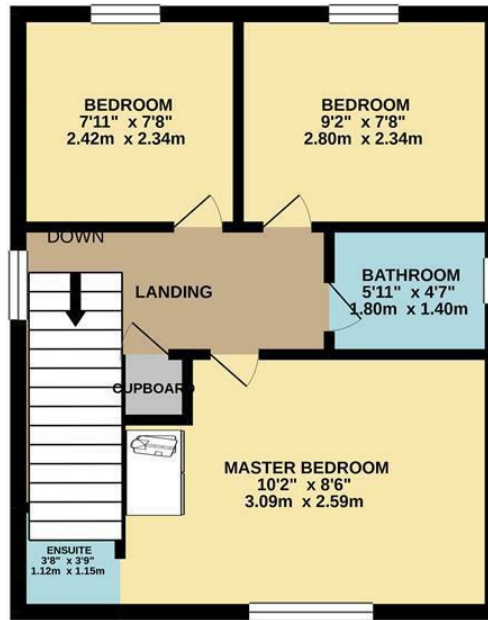
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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