



**Heasman Close,
Newmarket, Suffolk CB8 0GR
£270,000**

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Heasman Close, Newmarket, Suffolk CB8 oGR

An immaculately presented, modern semi-detached property set within this highly regarded development.

The property offers accommodation comprising an include entrance hall, living room, kitchen/breakfast room, two bedrooms and a first floor bathroom. Benefiting from gas fired central heating and double glazing.

Complete off road parking to the front and an established and a fully enclosed rear garden.

Entrance Hall

Front door leading into entrance hall with access to stairs, internal door to living room.

Living room

17'11" x 17'4"

Built-in under stairs cupboard storage. Window to front aspect. Internal french doors leading through to kitchen/dining room.

Kitchen/Dining Room

17'4" 8'10"

Fitted with a range of eye and base level units with work top over. Integrated hob, oven, and stainless steel sink with mixer tap. Space for white goods. Window over sink to rear aspect. External french doors leading to rear garden.

Bedroom 1

17'2" x 12'5"

Built in storage cupboard. Window to front aspect.

Bedroom 2

13'8" x 10'2"

Window to rear aspect.

Bathroom

10'8" x 7'0"

Suite comprising of a panelled bath with a shower overhead, WC and handwash basin. Window to rear aspect.

Outside Front

Paved driveway with space for off road parking, with gated access to rear aspect. Paved path to front door with mature shrubbery.

Outside Rear

Patio area leading to lawn, with shingle borders and mature shrubberies.

Property Information

EPC - D

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

Parking – Off road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

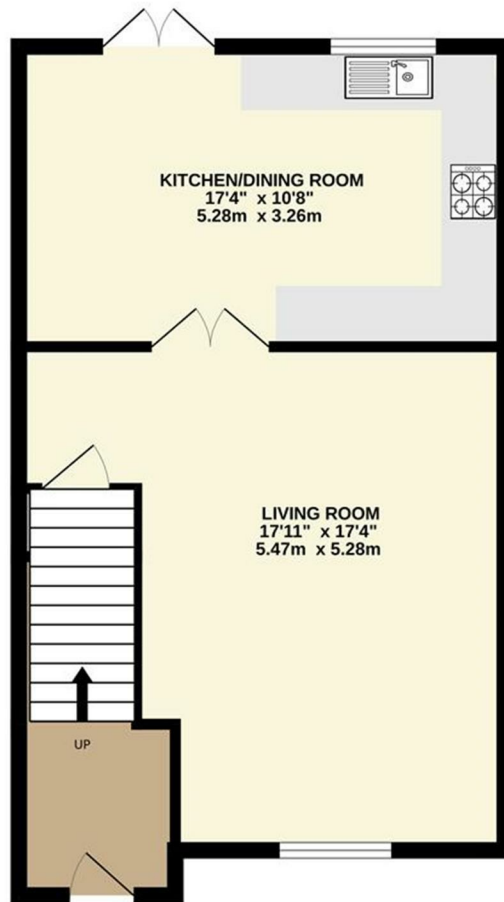
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

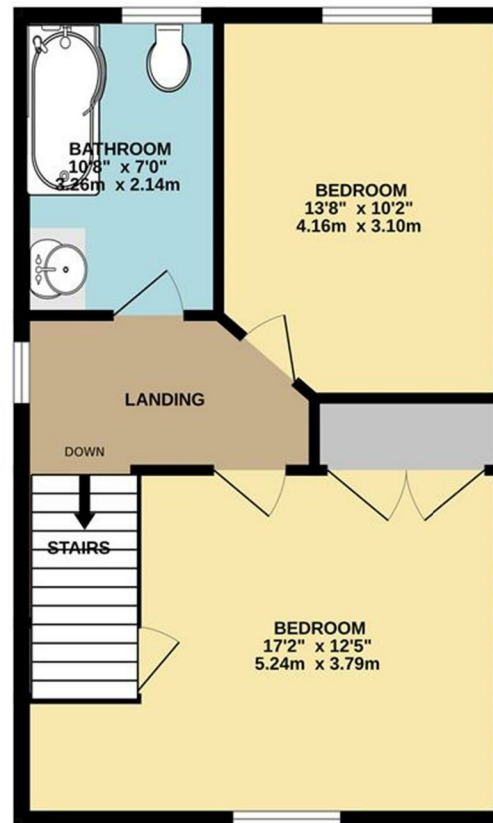
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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 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

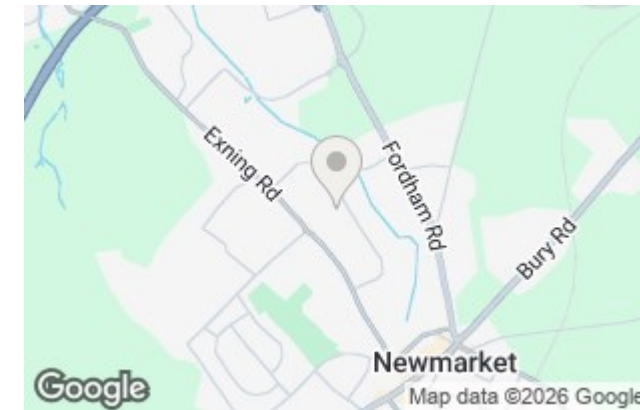


1ST FLOOR



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 Development**
- **Close To Local Amenities**
- **Immaculately Presented**
- **Well Proportioned Rooms**
- **Enclosed Garden**
- **Off Road Parking**



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		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. 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.





