

30 Icknield Close
Newmarket, CB8 9SU
£315,000

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** Purchaser incentive - on completion, the buyer will receive a £1,000 Love2Shop voucher **

A fully refurbished and greatly improved modern and detached bungalow standing at the end of a quiet cul-de-sac and located in this picturesque and highly regarded village.

Improved by the current owners, this property boasts accommodation to include living room/dining room with working wood burner, refitted kitchen/breakfast room, three double bedrooms and bathroom.

Externally the property offers a fully enclosed rear garden providing a good degree of privacy, garage and side gravelled area providing further parking facilities.

Viewing recommended.

Please Note: Floorplan and EPC to follow

Entrance Hall
Enclosed porch entrance leading to entrance hall with wood effect flooring. Electric panel radiator. Doors to all rooms.

Kitchen/Living/Dining Room 29'11" x 19'10" (9.12m x 6.07m)
Spacious, open plan kitchen/living/dining room with wood effect flooring throughout. Kitchen: Range of contemporary eye and base level cupboards with granite effect work top over incorporating breakfast bar seating area and under cupboard lighting. 1 1/4 bowl stainless sink with drainer and mixer tap over. Integrated eye level double oven. Inset electric induction hob with extractor over and black glass splash back. Integrated dishwasher, washing/dryer. Space for fridge/freezer. Plinth inset lights. Downlighters. Window overlooking side aspect. Living/dining room: Spacious area with French doors and windows overlooking rear garden. Chimney breast with wood burner stove and granite hearth. Door leading to entrance hall.

Bedroom 1 12'7" x 10'0" (3.86m x 3.07m)
Spacious double room with electric panel radiator. Wood effect flooring. Window overlooking side aspect.

Bedroom 2 10'4" x 8'11" (3.15m x 2.72m)
Double bedroom with electric panel radiator. Wood effect flooring. Window overlooking side aspect.

Bedroom 3 9'4" x 7'8" (2.87m x 2.34m)
Good size room with electric panel radiator. Wood effect flooring. Window overlooking rear aspect.

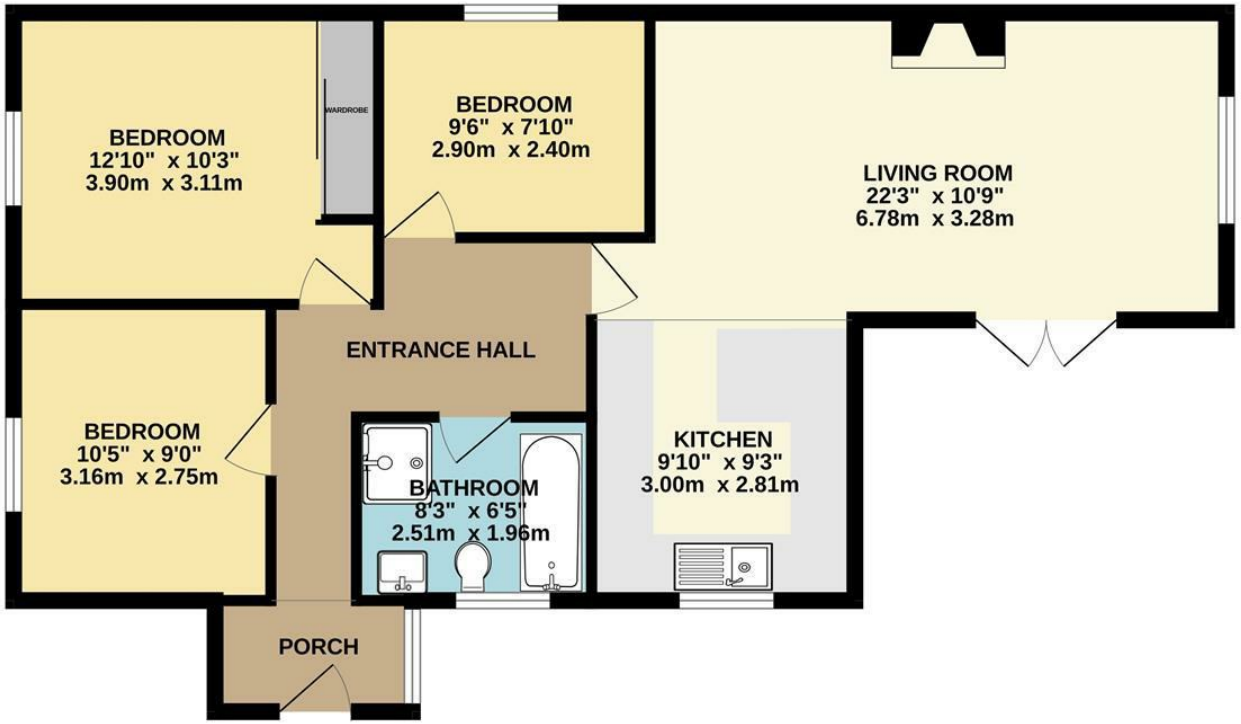
Family Bathroom
Contemporary bathroom with white suite comprising of low level W.C. with concealed cistern, hand basin with built-in storage drawers under and mixer tap over, panelled bath and separate glass screened shower cubicle. Attractively tiled throughout wet areas. Wood effect flooring. Heated towel rail. Obscured window

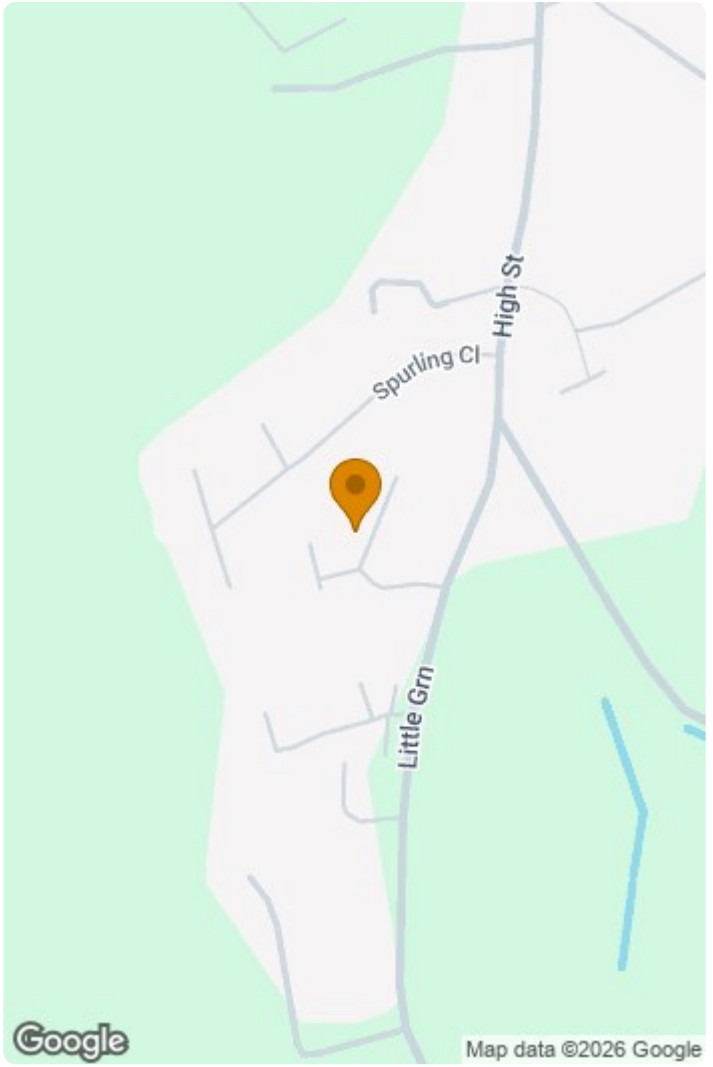
Outside - Front
Hard standing driveway leading to garage. Side access gate to rear garden. Gravelled areas to either side of porch.

Outside - Rear
Fully enclosed garden laid to flagstone patio with central lawn area. Gravel borders with some mature planting. Side access gate.

PROPERTY INFORMATION
Maintenance fee - n/a
EPC - E
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 71 SQM
Parking – Driveway & garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
Broadband Connected - Current provider BT
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload
Mobile Signal/Coverage – Good
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

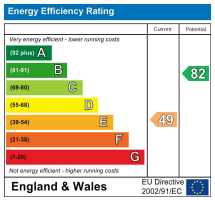


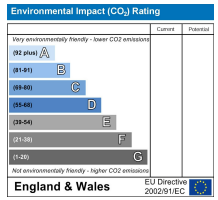


30 ICKNIELD CLOSE

TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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