



Hill Close, Newmarket CB8 0NR

Guide Price £440,000

MA

Morris Armitage

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A substantial Detached Bungalow occupying a generous plot within a quiet cul de sac. Offering spacious accommodation throughout and comprising Reception Hall, Kitchen/Dining Room, triple aspect Sitting Room, Three Double Bedrooms, Bathroom and Ensuite. Sizable, private rear Gardens with vehicular side access to Large Garage/Workshop. Driveway Parking to Frontage.

Offered for sale with no onward chain.

Accommodation Details

Reception Hall

With storage cupboard and arch through to the:

Kitchen/Dining Room 19'2" x 12'5" (5.85 x 3.80)

Fitted with base storage units and working tops over, tiled splashback areas, stainless steel sink with mixer tap, space and plumbing for oven, fridge/freezer and washing machine. Radiator and side door.

Sitting Room 31'7" x 13'1" (9.63 x 4.00)

Spacious sitting room area with featured log burner and bricked surroundings, TV connection point, access to loft, radiators, windows to the side and rear aspect and two sets of French doors out to the rear garden.

Bedroom 1 15'1" x 11'11" (4.60 x 3.65)

With two fitted wardrobes, radiator and window to the front aspect.

Bedroom 2 11'11" x 10'11" (3.64 x 3.34)

With radiator, window to the front aspect and door through to the:

Ensuite

Enclosed shower cubicle, wash basin and low level WC.

Bedroom 3 12'5" x 11'11" (3.80 x 3.65)

With radiator and window to the side aspect.

Bathroom 9'4" x 8'9" (2.85 x 2.67)

Three piece suite comprising of low level WC, pedestal wash basin, panelled bath with shower attachment, tiled flooring, airing cupboard and window to the side aspect.

Outside - Front

Paved driveway and front lawn area.

Outside - Rear

Fully enclosed rear garden mostly laid to lawn with patio seating area, mature hedging and trees and large garage/workshop.

Garage/Workshop 22'4" x 14'11" (6.83 x 4.57)

With power and lighting.

PROPERTY INFORMATION

EPC - C

Tenure -

Council Tax Band - C (West Suffolk)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 135 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - the 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

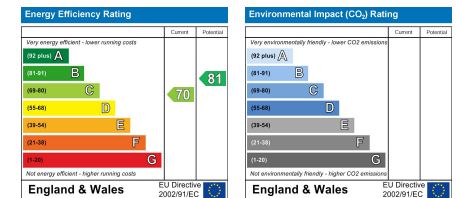
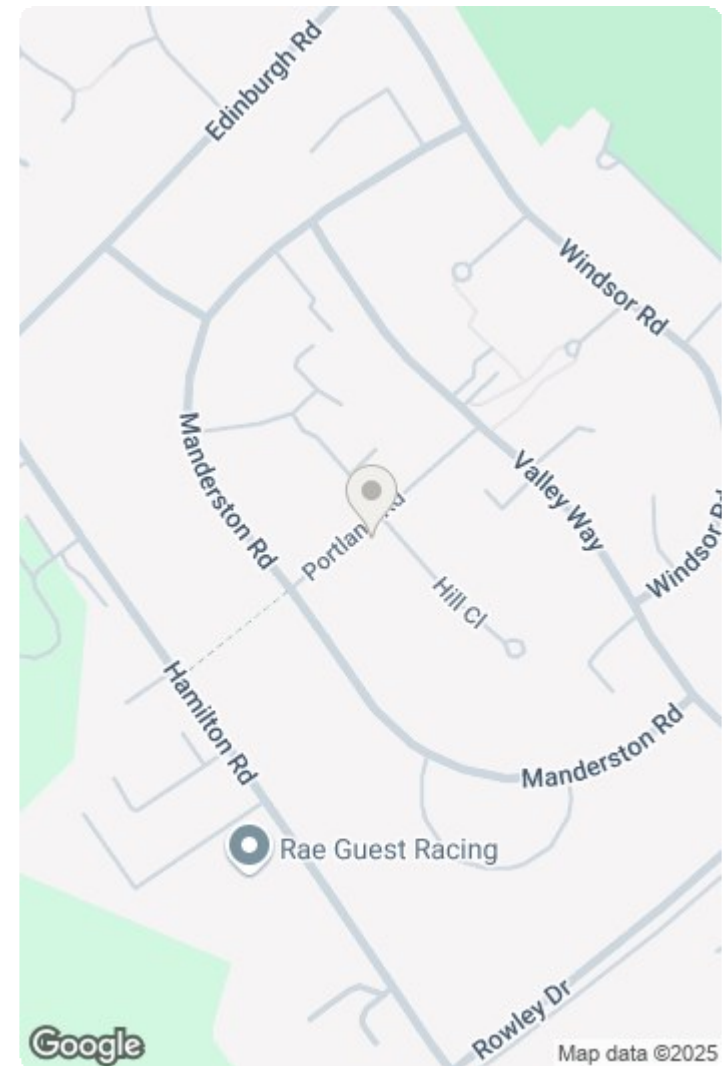


GROUND FLOOR
1496 sq.ft. (139.0 sq.m.) approx.



TOTAL FLOOR AREA : 1496sq.ft. (139.0 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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