



**Clifton Mews**  
**Newmarket, CB8 7FF**  
**Guide Price £260,000**

## Clifton Mews, Newmarket, CB8 7FF

A modern terraced home set within this small cul de sac and positioned in this popular village of Kentford. Kentford is well served and provides easy access to Newmarket, the A11 and the nearby railway station in Kennett.

Surprisingly spacious and incredibly deceptive this property boast around 1100 square foot of accommodation and includes living room/diner, kitchen, cloakroom, three bedrooms (ensuite to master) and a family bathroom.

Fully enclosed rear garden with door to oversized garage.

The property is sold with no upward chain.

### Entrance Hall

Entrance Hall with access to stairs, and doors leading to:

### WC 6'8" x 3'6" (2.03m x 1.07m)

WC and handwash basin.

### Living/Dining Room 18'6" x 11'8" (5.64m x 3.56m)

Window to front aspect. French doors leading to rear garden. Opens through to kitchen.

### Kitchen 11'8" x 6'6" (3.56m x 1.98m)

Fitted with a range of matching eye and base level units. Integrated sink with stainless steel mixer tap. Integrated oven, hob and fridge-freezer. Space for other white goods. Window to rear aspect, external door leading to rear garden.

### Bedroom 1 12'6" x 12'3" (3.81m x 3.73m)

Window to front aspect. Internal door to ensuite.

### Ensuite 9'11" x 6'2" (3.02m x 1.88m)

Suite comprised of corner shower, WC and handwash basin. Window to rear aspect.

### Bedroom 2 19'6" x 9'7" (5.94m x 2.92m)

Windows to front aspect.

### Bedroom 3 7'8" x 6'2" (2.34m x 1.88m)

Built-in storage cupboard. Window to rear aspect.

### Bathroom 6'2" x 5'11 (1.88m x 1.80m)

Suite comprised of panelled bath, WC and handwash basin. Window to rear aspect.

### Garage 18'6" x 12'6" (5.64m x 3.81m)

Roller door to front of garage. Access through external door to rear aspect.

### Outside Front

Sloped path leading to front door. Access to garage via roller door.

### Outside Rear

Patio seating area leading to lawn with mature shrubberies.

### Property Information

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 100.6 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

Mobile Signal/Coverage – Ofcom advise likely on all networks

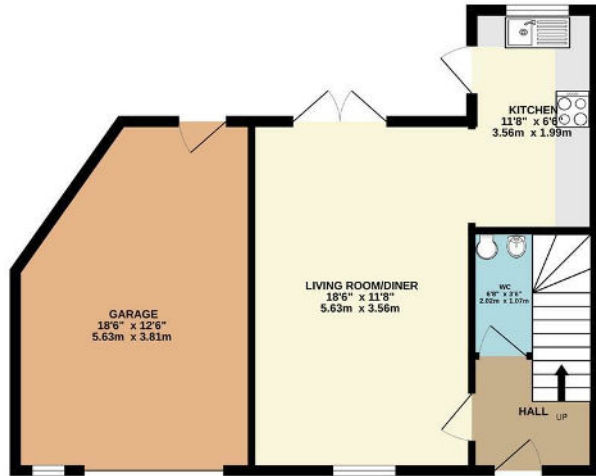
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

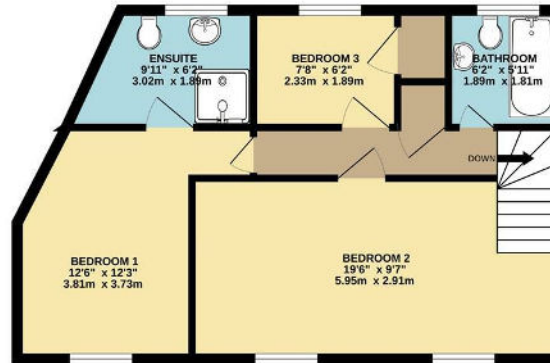
Kentford is a charming and well-connected village on the Cambridgeshire/Suffolk border, just a short drive from the historic town of Newmarket. Surrounded by attractive countryside, it offers a peaceful rural setting while benefiting from excellent transport links via the A14 to Cambridge, Bury St Edmunds and beyond. Combining village charm with everyday convenience, Kentford is an ideal location for those seeking country living within easy reach of local amenities.



GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.

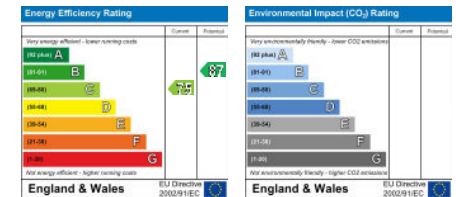
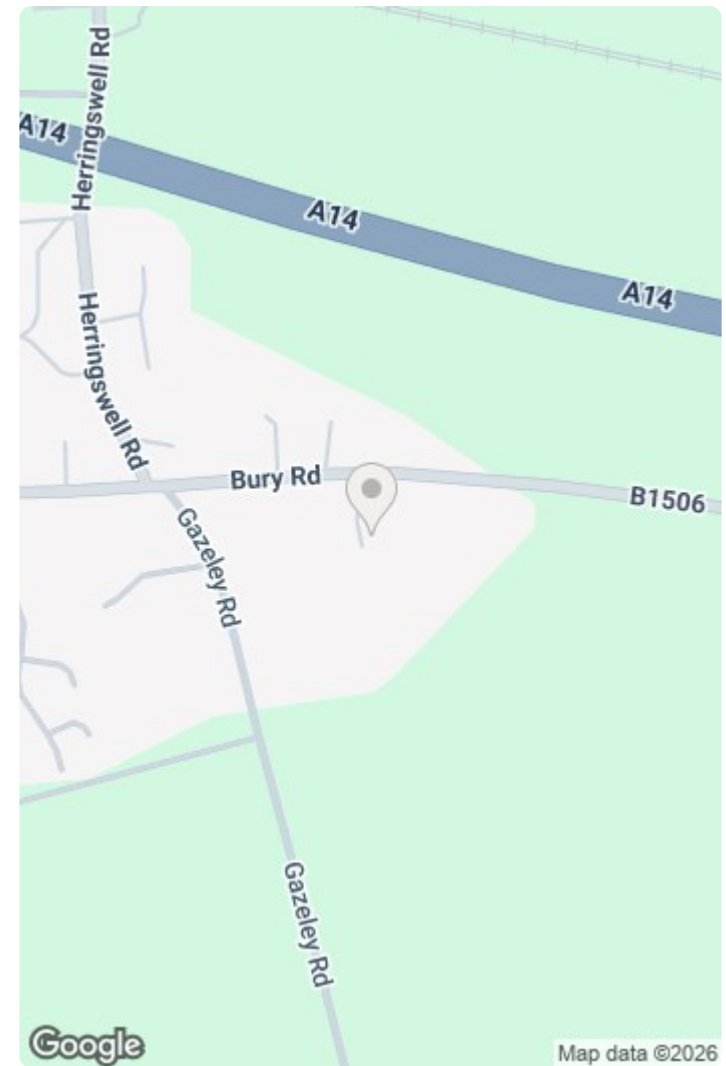


1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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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