



Bill Rickaby Drive, Newmarket CB8 0HG

Guide Price £290,000

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An established semi-detached family home set at the end of a quiet cul-de-sac and enjoying sizeable wrap around gardens to the rear.

Stylishly presented and offering well planned accommodation, this property offers spacious entrance hall, living room/dining room, kitchen, three bedrooms and a refitted bathroom.

Externally the property offers parking, garage and lovely mature gardens offerings a good degree of privacy.

Outstanding value for money - viewing recommended

Entrance Hall

Spacious entrance hall with wood effect flooring. Stairs leading to first floor. Under stairs storage cupboard. Radiator

Kitchen 10'6" x 7'10" (3.21m x 2.40m)

Stylish, contemporary kitchen, eye and base level cupboards with work top over. 1 1/4 bowl sink with drainer and mixer tap over. Integrated electric oven, inset hob with extractor over. Space and plumbing for dishwasher and washing machine. Space for large fridge/freezer. Tiled splashback throughout working areas. Wood effect flooring. Window overlooking rear aspect.

Living/Dining Room 14'10" x 12'8" (4.53m x 3.87m)

Spacious living/dining room with window and half glazed door overlooking rear garden. Wood effect flooring. Radiator.

Bedroom 1 12'2" x 8'6" (3.72m x 2.60m)

Spacious double room with window overlooking the front aspect. Radiator.

Bedroom 2 11'0" x 8'6" (3.36m x 2.60m)

Generous double bedroom with dual aspect windows overlooking the rear aspect. Radiator.

Bedroom 3 8'7" x 6'3" (2.62m x 1.93m)

Single room with window overlooking the front aspect. Radiator.

Bathroom 8'0" x 6'3" (2.46m x 1.93m)

Contemporary bathroom with white suite comprising low-level W.C., bowl hand basin with mixer tap and built-in vanity unit underneath, ladder-style heated towel rail, panelled bath with shower above, glass screen. Tiled throughout. Tiled flooring. Obscured window. Airing cupboard with combination boiler.

Outside - Front

Hard-standing driveway leading to an adjoining single garage with metal up and over door, light and power, attic storage space, pedestrian door to rear and parking space in front.

Outside - Rear

Fully enclosed L-shaped garden, mainly laid to lawn with established borders and gated access to the rear.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

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 – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

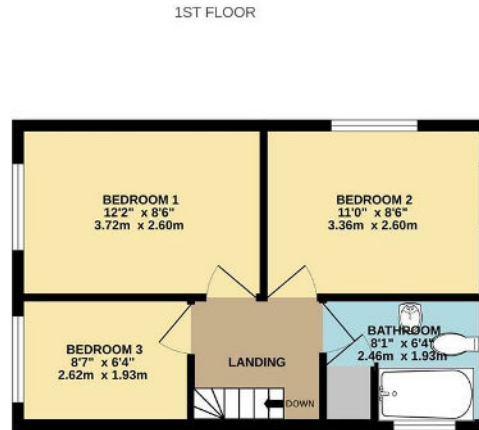
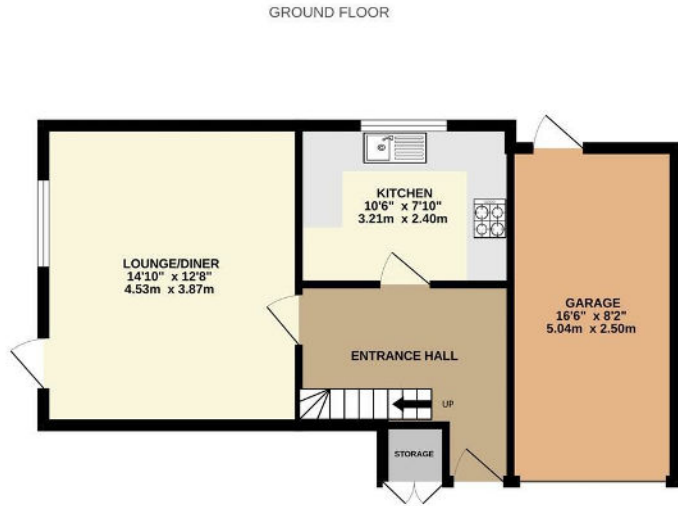
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

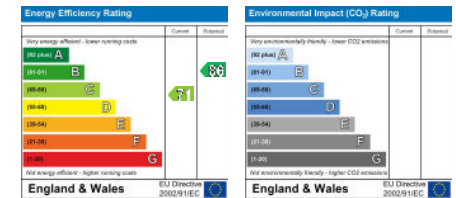
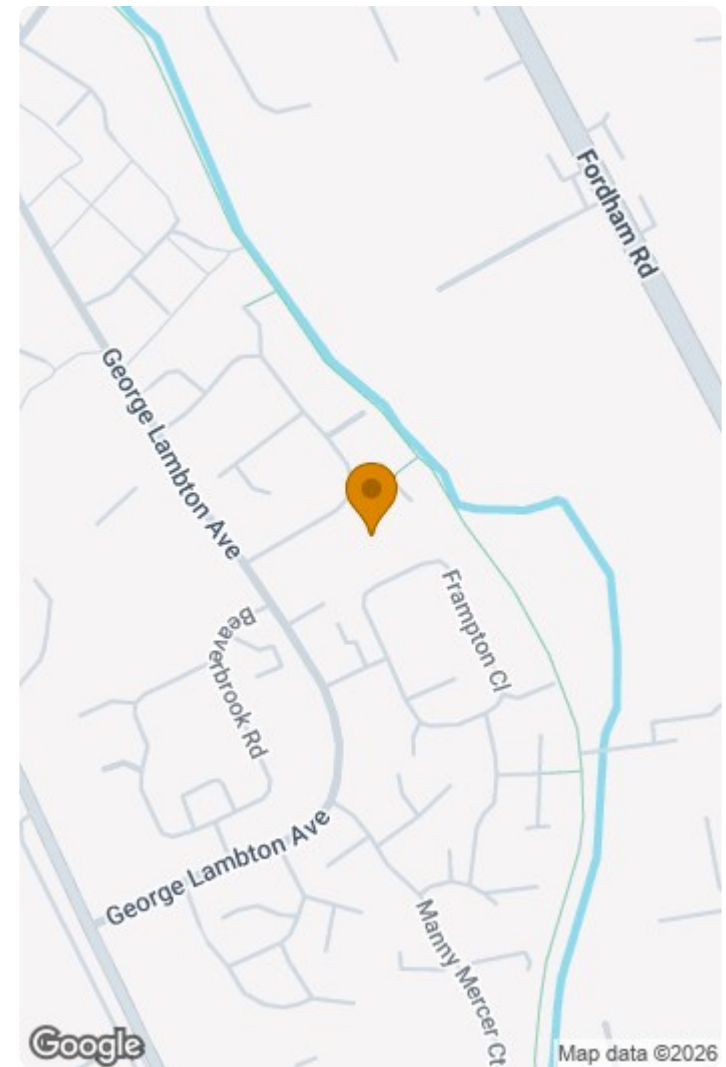
Rights of Way, Easements, Covenants – None that the vendor is aware of

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.



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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