

Isinglass Close, Newmarket CB8 8HX

Guide Price £485,000

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Isinglass Close, Newmarket CB8 8HX

A modern and detached family home nestling within this highly regarded residential area and located on the fringes of this famous horseracing town.

Offering comfortable and versatile rooms throughout, this property boasts accommodation to include entrance hall, living room, dining room kitchen, study, four bedrooms (ensuite to master) and a family bathroom.

Proudly standing on a corner plot position the property offers a fully enclosed and sizeable rear garden, extensive gardens and double garage.

Entrance Hall
With doors leading to the kitchen, dining room, living room, study, and cloak room. Wooden parquet flooring. Stairs leading to the first floor landing.

Kitchen
13'1" x 8'7"
Fitted with a range of base level cupboards with worktop over, incorporating a breakfast bar seating area. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Inset gas hob with extractor over. Space for under counter fridge. Tiled splashbacks. Tiled flooring. Serving hatch to the dining room. Window to the rear aspect. Doors leading to the utility room and entrance hall.

Utility
8'7" x 5'4"
Butler sink. Space for tumble dryer and freezer. Space and plumbing for washing machine. Built-in storage cupboard. Radiator. Window to the side aspect. Doors leading to the kitchen and rear garden.

Dining Room
12'0" x 10'0"
Well proportioned room with window to the rear aspect. Wooden parquet flooring. Radiator. Serving hatch to the kitchen. Door leading to the entrance hall.

Living Room
18'8" x 10'9"
Well presented, spacious living room with bay window to the front aspect, window and glazed door to the rear aspect. Ceramic surround gas fire with attractive tiled back with ornate wooden surround with mantel and stone hearth. Wooden parquet flooring. Radiators. Door leading to the entrance hall.

Study
12'4" x 8'7"
Spacious room offering a variety of uses, currently used as a study. Radiator. Windows to the side and rear aspect. Parquet flooring. Loft hatch access. Door leading to the entrance hall.

Cloakroom
Modern white suite comprising low level W.C. and wall mounted hand basin. Radiator. Tiled flooring. Obscured window to the side aspect. Door to the entrance hall.

Landing
With door leading to all bedrooms and bathroom. Built-in airing cupboard. Radiator. Window to the front aspect. Loft hatch access. Stairs leading to the ground floor.

Master Bedroom
12'5" x 11'6"
Spacious bedroom with built-in wardrobes. Window to the rear aspect. Radiator. Doors leading to the en suite and landing.

En Suite
Modern white suite comprising low level W.C., pedestal hand basin with taps over and walk-in shower cubicle. Attractively tiled. Ladder radiator. Obscured window to the side aspect. Door leading to Master bedroom.

Bedroom2
12'5" x 10'5"
Spacious bedroom with built-in wardrobes. Window to the rear aspect. Radiator. Door to landing.

Bedroom 3
9'1" x 7'6"
With built-in wardrobe and cupboards. Radiator. Window to the rear aspect. Door to landing.

Bedroom 4
8'0" x 7'1"
With built-in wardrobe and cupboards. Radiator. Window to the front aspect. Door leading to the landing.

Bathroom
Modern white suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap and shower attachment over. Attractively tiled. Ladder radiator. Obscured window. Door leading to the landing.

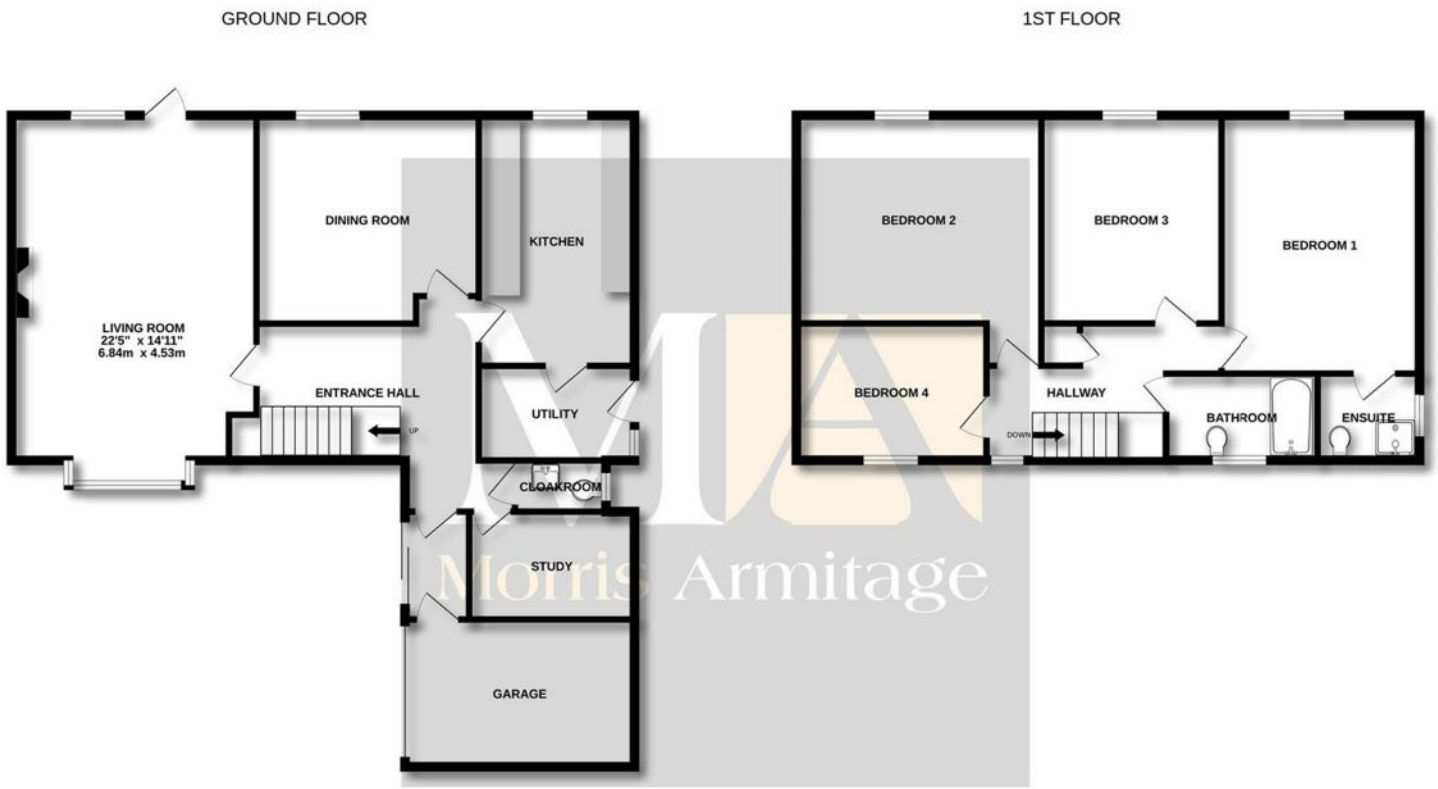
Double Garage
17'7" x 16'11"
Double width up and over electric door. Window to the front aspect. Solar panel meter. Pedestrian door to the covered porch.

Outside - Front
Generous driveway providing ample off road parking, leading to the double garage. Covered porch area leading to the front door. Lawned areas either side with some mature shrub planting. Pathway leading round to the rear garden.

Outside - Rear
Patio area to the rear of the house with glazed door leading to the living room and door leading to the utility room. Central lawned area with established tree and shrub planting to the rear. Further planted flower bed. Pathway leading to the attractive outbuilding. Access gate to the front.

PROPERTY INFORMATION
EPC - B
Tenure - Freehold
Council Tax Band - E (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 121 SQM
Parking – Driveway & Garage
Electric Supply - Mains - Solar Panels, approximately 10 years remaining on contract. Approx. £1,000 per annum returned by EON. The system includes solar energy bypass providing hot water.
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

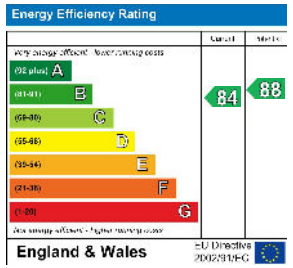
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions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

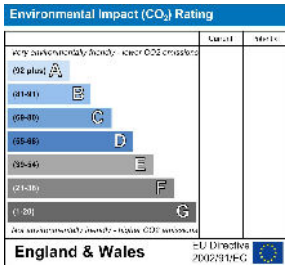


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- **Substantial Detached House**
- **Fitted Kitchen**
- **Three Reception Rooms**
- **Master Bedroom with En Suite**
- **Three Further Bedrooms**
- **Rear Family Garden**
- **Driveway**
- **Double Garage**
- **Viewing Highly Recommended**







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 them therefrom. 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.



























