



**Drinkwater Close, Newmarket CB8 0QN**

**Offers Over £300,000**

**MA**  
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## Drinkwater Close, Newmarket CB8 0QN

An established semi-detached family home standing towards the end of a quiet and peaceful cul-de-sac and enjoying a south/west facing garden.

Cleverly extended and offering well planned rooms throughout, this property offers accommodation to include entrance hall, lobby, cloakroom, kitchen/dining room, living room, three bedrooms and family bathroom.

Externally the property off road parking and lovely rear garden. Viewing highly recommended.

### Entrance Hall

With doors leading to the kitchen/dining room, living room, and cloakroom. Opening to the lobby. Stairs leading to the first floor landing.

### Kitchen/Dining Room

16'6" x 11'4"  
Generous, light kitchen/dining room with full height, double width window to the front aspect. Kitchen: A range of fitted eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space for electric cooker. Integrated fridge. Built-in pantry cupboard. Spacious dining area. Further window to the front aspect. Door leading to the entrance hall.

### Living Room

16'6" x 10'10"  
Spacious, light and well presented living room with glazed door leading to the rear garden. Large window to the rear aspect. Radiator. Glazed door leading to the entrance hall.

### Lobby

14'1" x 4'1"  
With glazed sliding door leading to the rear garden. Offering a variety of uses. Opening to the entrance hall.

### Cloakroom

Contemporary white suite comprising low level WC and wall mounted handbasin with mixer tap over. Obscured window. Door leading to the entrance hall.

### First Floor Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

### Bedroom 1

16'6" x 9'0"  
Spacious double bedroom with window to the side aspect. Radiator. Door to the landing.

### Bedroom 2

7'9" x 7'0"  
Well proportioned bedroom with window to the side aspect. Radiator. Door leading to the landing.

### Bedroom 3

9'2" x 7'9"  
Well proportioned bedroom with window to the side aspect. Radiator. Door leading to the landing.

### Bathroom

Contemporary white suite comprising low level WC, wall mounted handbasin with mixer tap over and built-in storage cabinet under and panelled bath with shower over. Attractively tiled to wet areas. Obscured window. Door leading to the landing.

### Outside - Front

Lawned area with attractive small tree planting. Block paved driveway leading to the timber shed and front door. Access gate to the rear garden.

### Outside - Rear

Mainly laid to lawn with an attractive array of established shrub planting to the borders. Patio area to the rear and side of the house with french doors leading to the lobby and glazed door leading to the living room. Dual timber sheds. Access gate to the front.

### PROPERTY INFORMATION

EPC - D

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

Square Meters - 86 SQM

Parking - Off Road

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

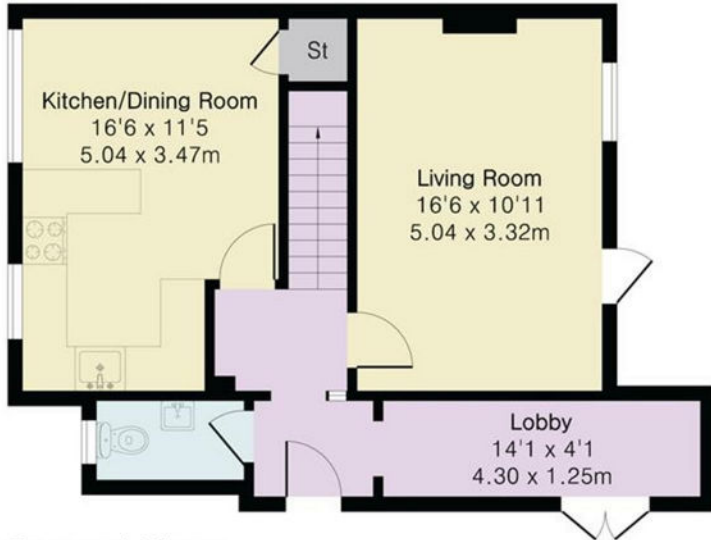
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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



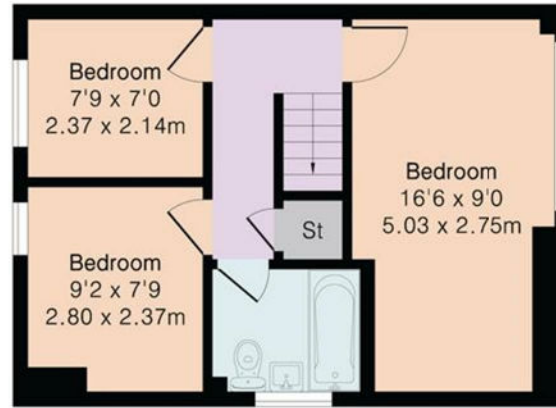
# Approximate Gross Internal Area 932 sq ft - 87 sq m

Ground Floor Area 545 sq ft – 51 sq m

First Floor Area 387 sq ft – 36 sq m



Ground Floor



First Floor



- Modern Semi-Detached House
- Spacious Kitchen/Dining Room
- Well Presented Living Room
- Three Bedrooms
- Contemporary Family Bathroom
- Charming Rear Garden
- Off Road Parking
- Viewing Highly Recommended



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
7.5	7.5	G	G
7.5	7.5	F	F
7.5	7.5	E	E
7.5	7.5	D	D
7.5	7.5	C	C
7.5	7.5	B	B
7.5	7.5	A	A

England & Wales EU Directive 2002/91/EC

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