

## Drinkwater Close, Newmarket CB8 0QN

## Offers Over £270,000

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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 panting to the borders. Patio are 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.



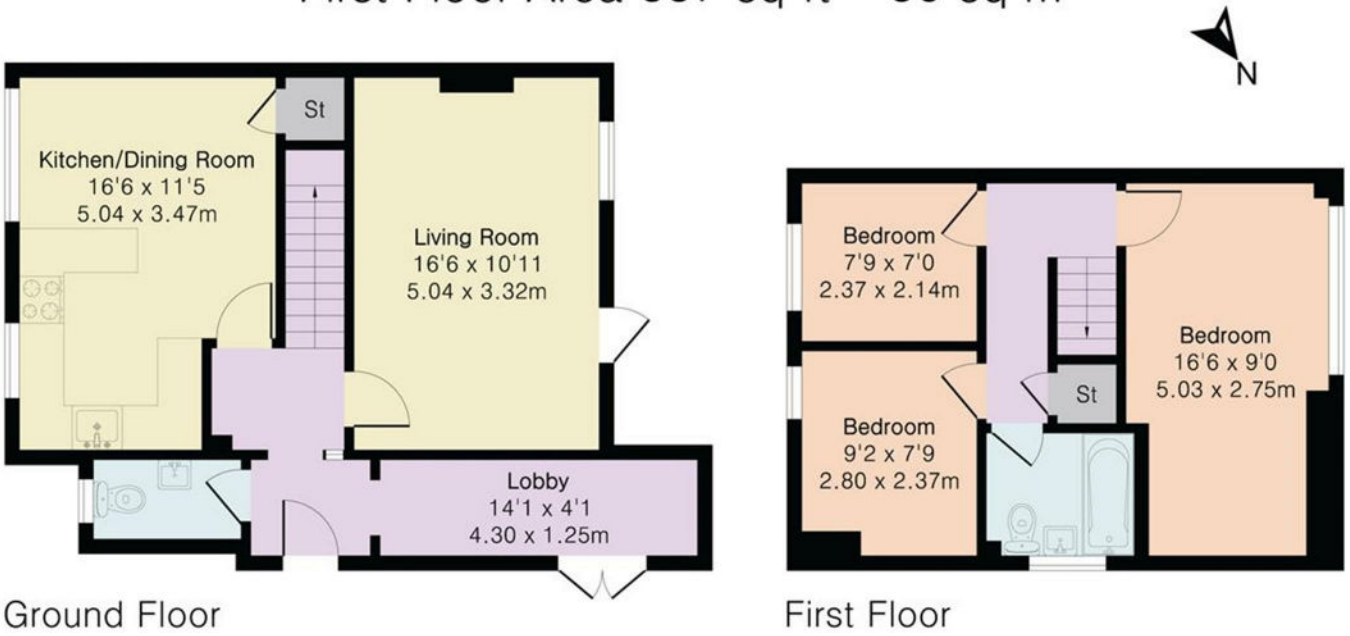




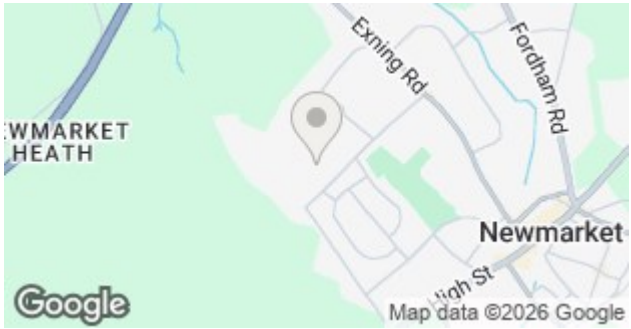
# Approximate Gross Internal Area 932 sq ft - 87 sq m

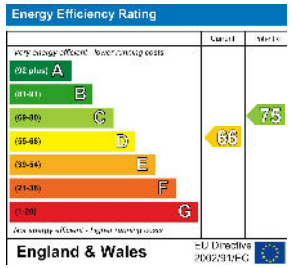
Ground Floor Area 545 sq ft – 51 sq m

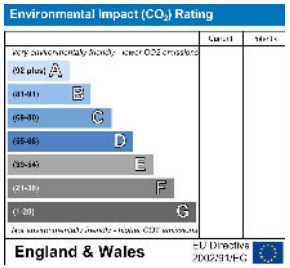
First Floor Area 387 sq ft – 36 sq m




- **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**




PINK PLAN

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.

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