



Heathbell Road, Newmarket CB8 8AE

Guide Price £390,000

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An established detached family home proudly standing at edge of this popular development and within moments of the famous racing gallops of Newmarket.

Offering light and airy accommodation throughout, this property boasts accommodation to include entrance hall, living room, dining room, garden room/conservatory, kitchen, three good size bedrooms and family bathroom.

Externally the property offers a lovely mature and fully enclosed garden, extensive patio area, garage and additional parking.

Entrance Hall

Generous entrance with door leading to the kitchen. Radiator. Stairs leading to the first floor landing.

Kitchen 12'6 x 13'0 (3.81m x 3.96m)

Fitted with a range of eye and base level cupboards with worktop over. Integrated oven with inset gas hob and stainless steel extractor over. Integrated fridge/freezer. Space and plumbing for washing machine. Stainless steel sink and drainer with mixer tap over. Attractively tiled splashbacks. Tiled flooring with underfloor heating. Window to the rear aspect. Half glazed door to the rear garden. Doors leading to the dining room and entrance hall.

Living Room 15'9 x 14'3 (4.80m x 4.34m)

Spacious, light living room with large window to the front aspect. Focal fireplace with attractive stone white surround, mantel and hearth, currently fitted with coal effect fire. Radiator. Arched opening to the dining room. Door to the entrance hall.

Dining Room 12'6 x 11'1 (3.81m x 3.38m)

Generous room with arched opening to the living room, bi-folding doors to the garden room and door to the kitchen. Radiator.

Garden Room 10'7 x 10'6 (3.23m x 3.20m)

With lovely views over the garden, offering a variety of

uses. Underfloor heating. Bi-folding doors leading to the dining room. French doors leading to the patio area.

First Floor Landing

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

Bedroom 1 13'4 x 14'4 (4.06m x 4.37m)

Spacious bedroom with built-in wardrobes and storage cupboards. Dual windows to the front aspect. Radiator. Door to the landing.

Bedroom 2 13'5 x 10'7 (4.09m x 3.23m)

Generous bedroom with built-in wardrobe. Window to the rear aspect. Radiator. Door to the landing.

Bedroom 3 9'7 x 7'5 (2.92m x 2.26m)

Well proportioned room with window to the front aspect. Built-in storage cupboard. Radiator. Door to the landing.

Bathroom

Modern white suite comprising low level WC, pedestal hand basin and panelled bath with shower over. Tiled to wet areas. Tiled flooring. Obscured window. Door to the landing.

Garage

With up and over door. Window to the rear aspect. Pedestrian door to the rear garden

Outside - Front

Block paved driveway, providing off road parking leading to the garage. Pathway leading to the front door and side access gate to the rear. Lawned area bordered by established shrubs.

Outside - Rear

Generous flagstone patio with french doors leading to the garden room and half glazed door to the kitchen. Lawned area beyond with a huge variety of attractive, established flower, shrub and tree planting. Timber shed. Pedestrian door to the garage. Access gate to the front.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 83 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas & Underfloor heating to the kitchen and conservatory

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

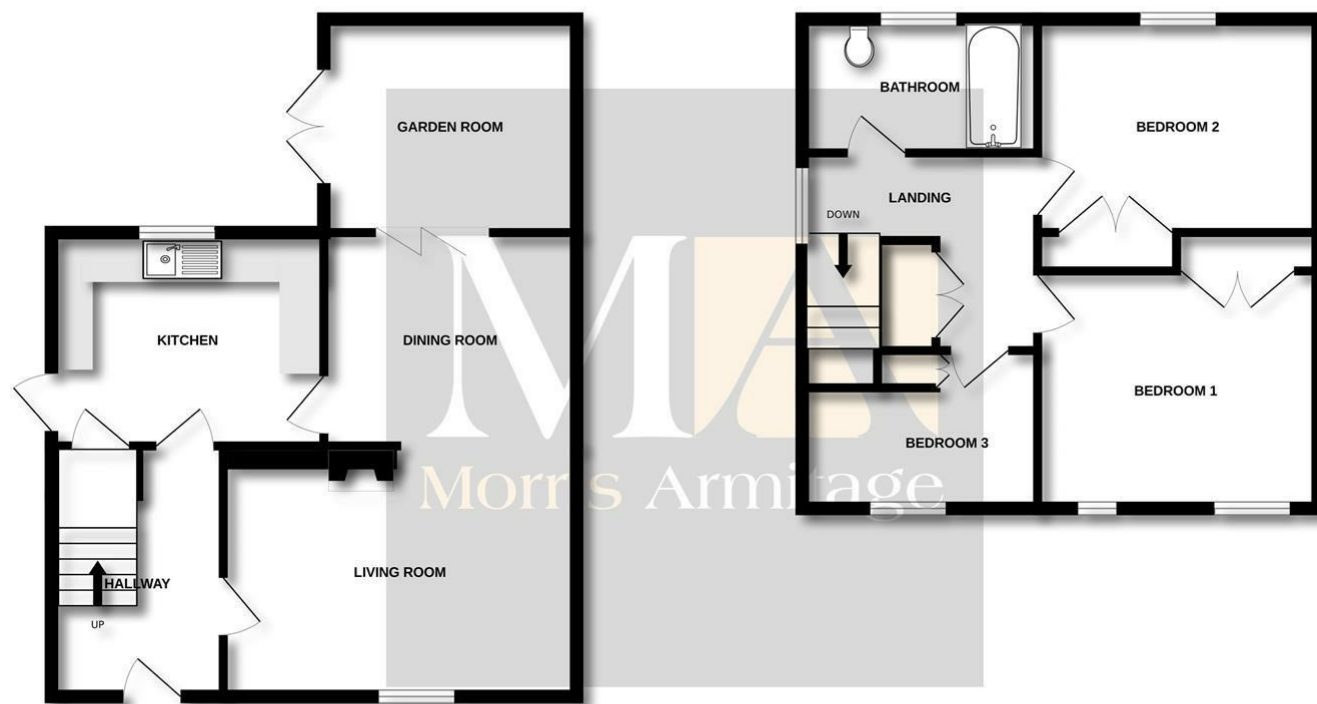
Rights of Way, Easements, Covenants – None that the vendor is aware of

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.

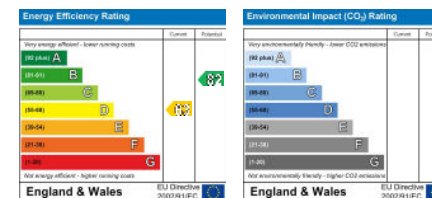
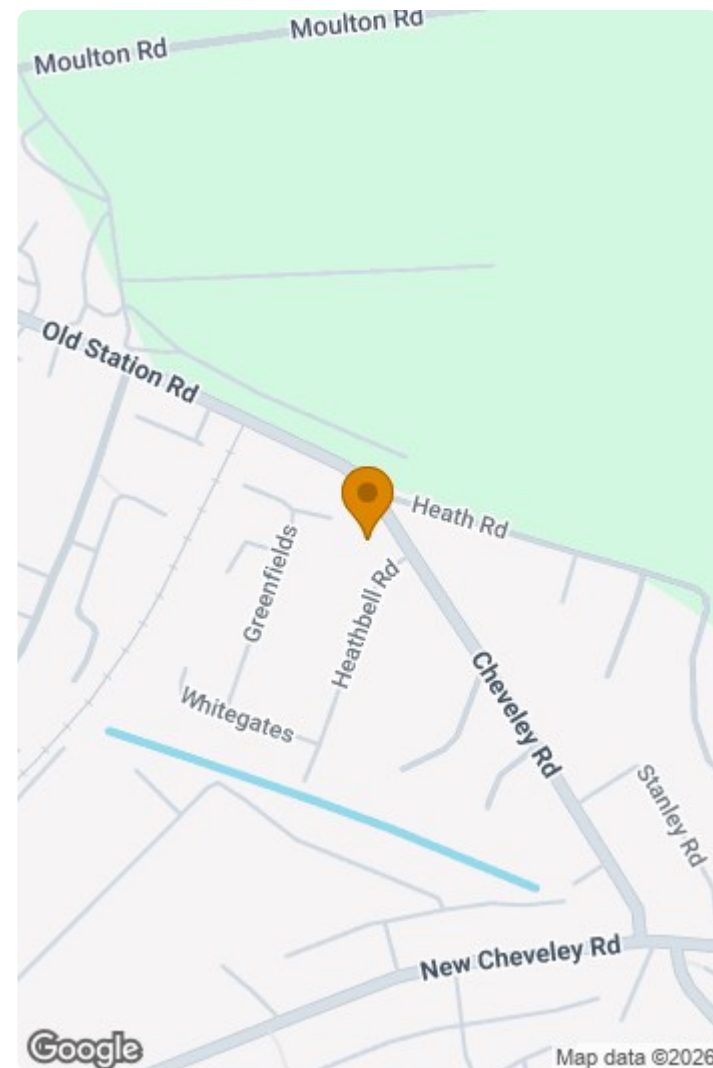
GROUND FLOOR

1ST FLOOR



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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