



**Elliott Close**  
**Newmarket, CB8 7SE**  
**Guide Price £450,000**



## Elliott Close, Newmarket, CB8 7SE

An outstanding opportunity to purchase a detached bungalow nestling in this popular and highly regarded residential area and enjoying a fabulous corner plot.

Offering huge scope for extension, and rather deceptive, this bungalow enjoys comfortable and flexible accommodation including entrance hall, living room, kitchen, dining room, three double bedrooms and family bathroom.

Externally the property is approached via a long driveway with superb mature gardens, detached garage and a range of useful outbuildings.

Sold with the added benefit of NO CHAIN.

### Entrance Hall

With radiator, wall lighting and door through to the:

### Kitchen 11'11" x 11'11" (3.65m x 3.64m)

Fitted with a variety of matching eye and base level storage units and wooden working surfaces over, tiled splashbacks area, inset ceramic sink and drainer, integrated double oven, microwave, fridge and electric hob, tiled flooring, access to airing cupboard, window to the rear aspect and door through to the:

### Dining Room 11'11" x 9'2" (3.64m x 2.80m)

With radiator and window to the side aspect.

### Living Room 20'8" x 10'11" (6.32m x 3.33m)

Spacious living room with featured fireplace, wall lighting, radiator, windows to the front and side aspect.

### Conservatory 12'5" x 7'6" (3.81m x 2.29m)

With windows surrounding and door out to the rear garden.

### Bathroom 7'4" x 4'9" (2.26m x 1.47m)

Comprising a pedestal hand basin, panelled bath with wall mounted shower, tiled walls and flooring, radiator and obscured window to the rear aspect.

### Cloakroom

Low level WC, hand basin, radiator, tiled flooring and obscured window to the rear aspect.

### Bedroom 1 13'0" x 10'4" (3.97m x 3.17m)

Double bedroom with radiator and window to the rear aspect.

### Bedroom 2 12'5" x 9'6" (3.80m x 2.91m)

Double bedroom with radiator and window to the front aspect.

### Bedroom 3 9'4" x 7'8" (2.87m x 2.34m)

With radiator and window to the front.

### Outside- Rear

Established rear garden well stocked with a variety of mature shrubs, trees and flowers. Predominantly laid to lawn with paved patio area, greenhouse, timber garden shed and side pedestrian gate.

### Outside - Front

Ample off road parking.

### Garage 22'10" x 9'4" (6.97m x 2.85m)

Up and over garage door. Power and lighting, side door.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the

floorplan

Square Meters - 88 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

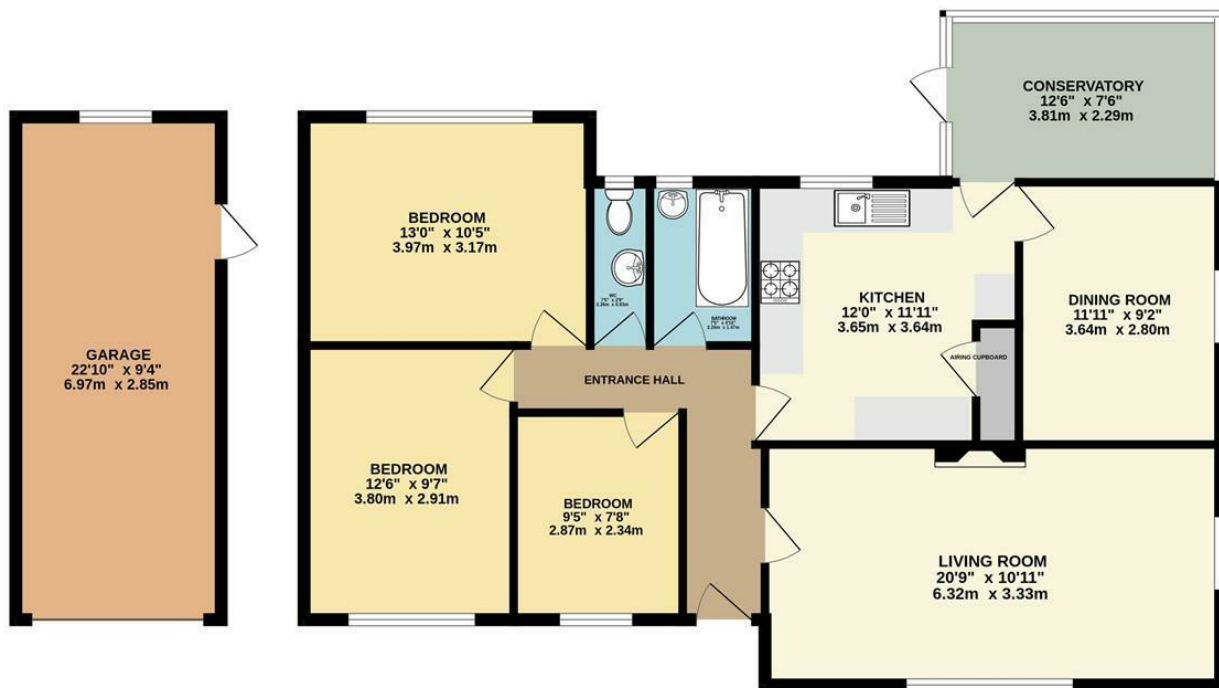
Broadband Type – Ultrafast available,

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

# GROUND FLOOR 1235 sq.ft. (114.7 sq.m.) approx.

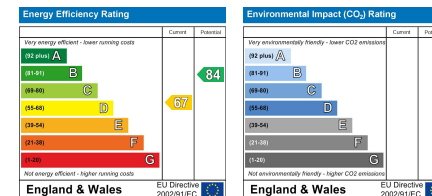
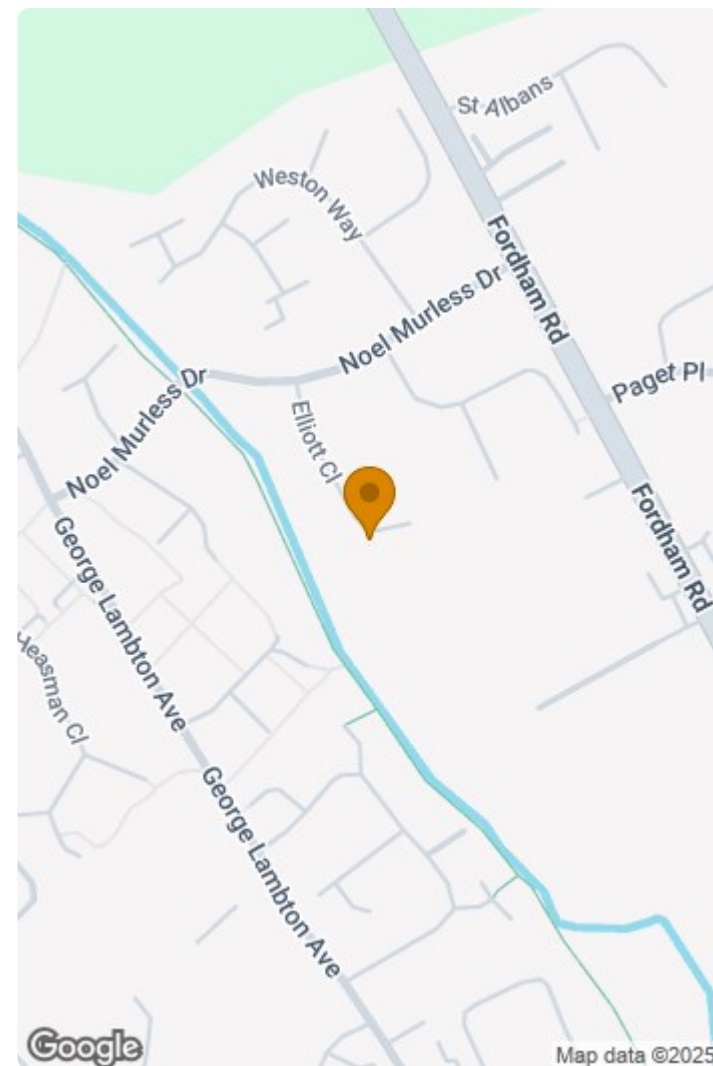


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TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.

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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