



**Hethersett Close, Newmarket CB8 7BA**

**Offers Over £240,000**

**MA**

Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Hethersett Close, Newmarket CB8 7BA

**A modern and detached family home standing on the edge of this popular development and located on the outskirts of the town centre.**

**Boasting accommodation to include entrance hall, living room/dining room, kitchen, two good size bedrooms and a refitted bathroom. Benefiting from gas fired heating and double glazing.**

**Externally the property offers a fully enclosed garden and garage en-bloc.**

### Entrance Hall

With opening to the kitchen. Door leading to the living/dining room. Built-in storage cupboard. Stairs leading to first floor landing.

### Kitchen 9'2" x 8'3" (2.81m x 2.53m)

Modern fitted kitchen with a range of eye and base level cupboards and storage drawers with composite worktop over. Ceramic sink and drainer with mixer tap over. Space and plumbing for washing machine and dishwasher. Space and connection for electric cooker, fitted extractor above. Space for fridge/freezer. Attractive splashbacks. Tiled flooring. Window to the front aspect. Opening to the entrance hall.

### Living/Dining Room 15'6" x 11'1" (4.74m x 3.40m)

Spacious living/dining room with wood flooring. French doors leading to the rear garden. Radiator. Window to the rear aspect. Door to the entrance hall.

### Landing

Doors leading to all bedrooms and bathroom. Spacious airing cupboard. Stairs leading to the entrance hall.

### Bedroom 1 15'0" x 8'4" (4.59m x 2.56m)

Double bedroom with window to the rear aspect. Radiator. Door to the landing.

### Bedroom 2 11'2" x 6'8" (3.42m x 2.05m)

Well proportioned bedroom with window

to the side aspect. Built-in storage cupboard. Radiator. Door leading to the landing.

### Bathroom

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over and panelled bath with shower over. Attractively panelled walls. Tiled flooring. Ladder radiator. Obscured window. Door leading to the landing.

### Outside - Front

Slate beds with a central path leading to the front door with storm porch over.

### Outside - Rear

Patio area to the rear of the house with French doors leading to the living room. Lawned area.

### PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 60 SQM

Parking - Garage en bloc

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

### 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.

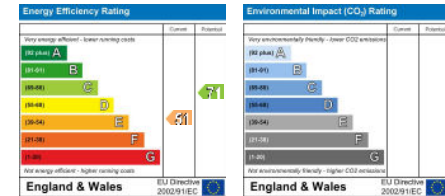
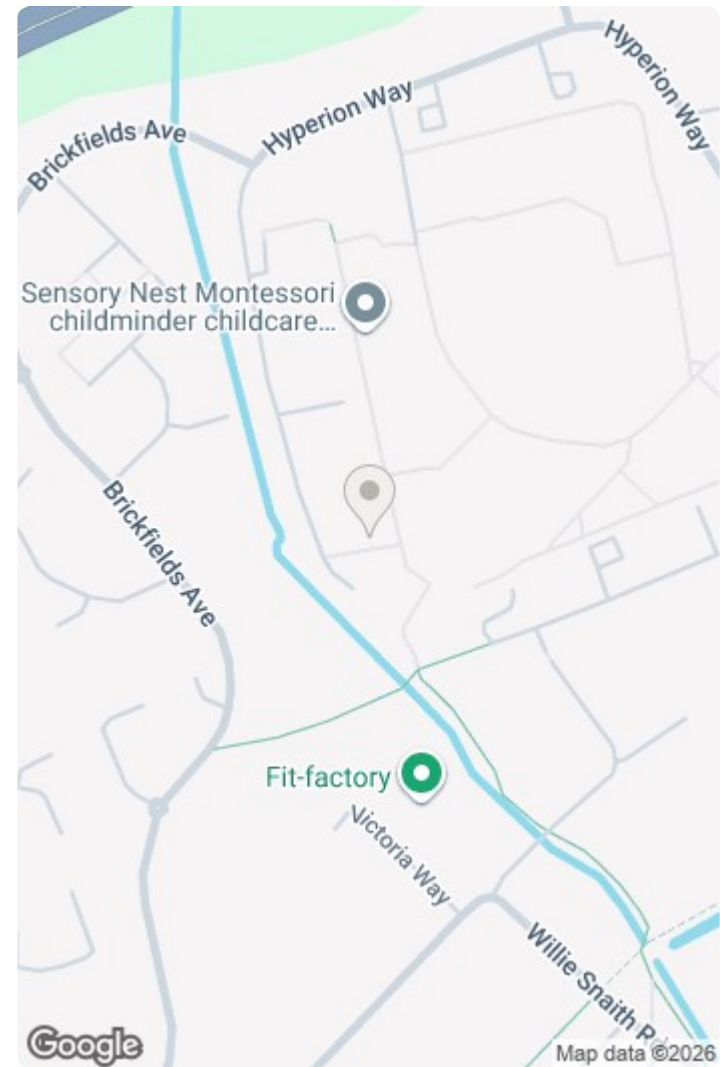


GROUND FLOOR

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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