



**Edgeborough Close**  
**Newmarket, CB8 8QY**  
**Guide Price £325,000**



## Edgeborough Close, Newmarket, CB8 8QY

**This extended link detached 3/4 bedroom bungalow offers the opportunity to modernise the property and create a generous family home.**

**Situated in the much sought after village of Kentford with its lovely country walks and peaceful views this property needs to be seen to be fully appreciated. It is well located close to Newmarket and the A11/A14 providing good access to nearby Cambridge**

**The current configuration comprises four bedrooms, two bathrooms, a living room, dining room, kitchen and utility room.**

**Externally there is an enclosed rear garden overlooking countryside with a generous frontage that provides off road parking and leads to the garage, NO UPWARD CHAIN**

### Entrance Hall

Two storage cupboards, radiators and door through to the:

### Lounge 23'2" x 12'6" (7.07 x 3.82)

Good sized lounge area with featured open fireplace, display shelving and cupboards, radiators, windows to the rear aspect and sliding door through to the:

### Dining Room 9'6" x 7'11" (2.90 x 2.43)

With storage cupboard, wall lighting, radiator and bricked archway through to the:

### Kitchen 15'5" x 8'1" (4.70 x 2.48)

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated eye level oven, electric hob and space for a dishwasher. Tiled flooring, radiator, window to the rear aspect, and sliding doors out to the rear gardens. Opening through to the:

### Utility Room 9'7" x 7'1" (2.93 x 2.17)

With working surfaces, inset stainless steel sink and drainer with mixer tap over, space for a fridge/freezer and washing machine, access to loft space, tiled walls and flooring, window and external door to the side aspect.

### Sun Room 8'5" x 7'10" (2.58 x 2.39)

With radiator and sliding door out to the rear garden.

### Bedroom 1 15'8" x 9'5" (4.79 x 2.89)

Double bedroom with radiator and dual aspect window to the front.

### Bedroom 2 11'5" x 11'5" (3.50 x 3.50)

Double bedroom with radiator and window to the front aspect.

### Bedroom 3 12'3" x 7'1" (3.74 x 2.17)

With radiator and window to the rear aspect.

### Bedroom 4 9'5" x 7'10" (2.89 x 2.39)

With radiator and window to the front aspect.

### Shower Room 8'1" x 6'6" (2.47 x 2.00)

Comprising a low level WC, hand basin, walk-in shower cubicle, tiled walls and flooring, obscured window to the side aspect.

### Bathroom 9'6" x 5'7" (2.91 x 1.71)

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath, part tiled walls, and tiled flooring.

### Garage 28'10" x 8'5" (8.80 x 2.58)

With electric garage door, power and lighting and side external door.

### Outside - Rear

Fully enclosed rear garden with laid to lawn area, paved patio seating area, timber built garden shed and stunning open views overlooking the countryside.

### Outside - Front

Driveway creating ample off-road parking leading up to the garage.

### Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached Bungalow

Property Construction – Steel frame

Number & Types of Room – Please refer to the floorplan

Square Meters - 116 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

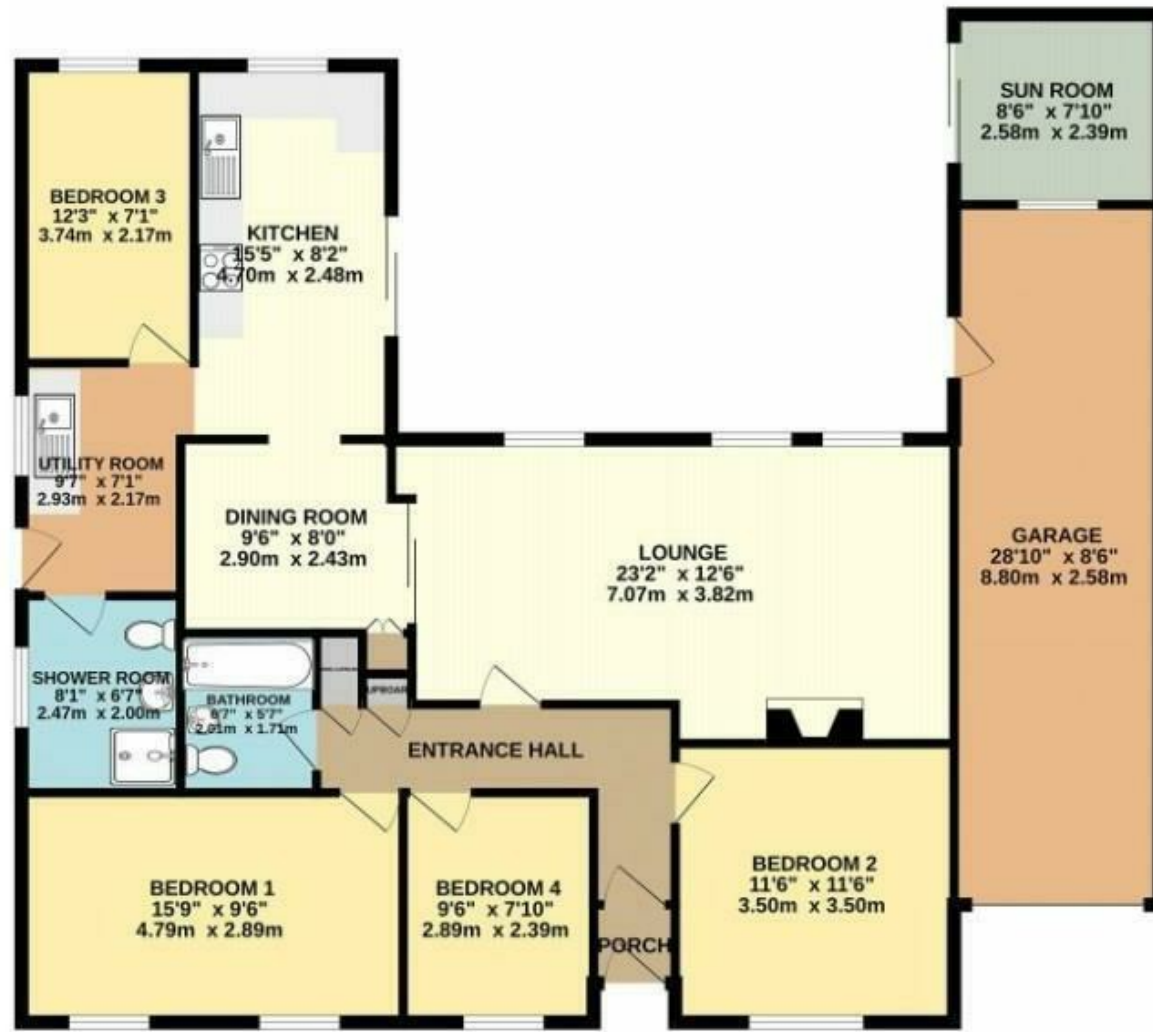
Broadband Connected - tbc

Broadband Type – Superfast available, 63Mbps download, 12Mbps upload

Mobile Signal/Coverage – Ofcom advise limited/none on all networks

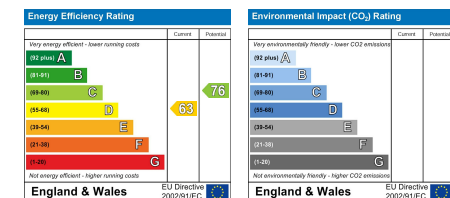
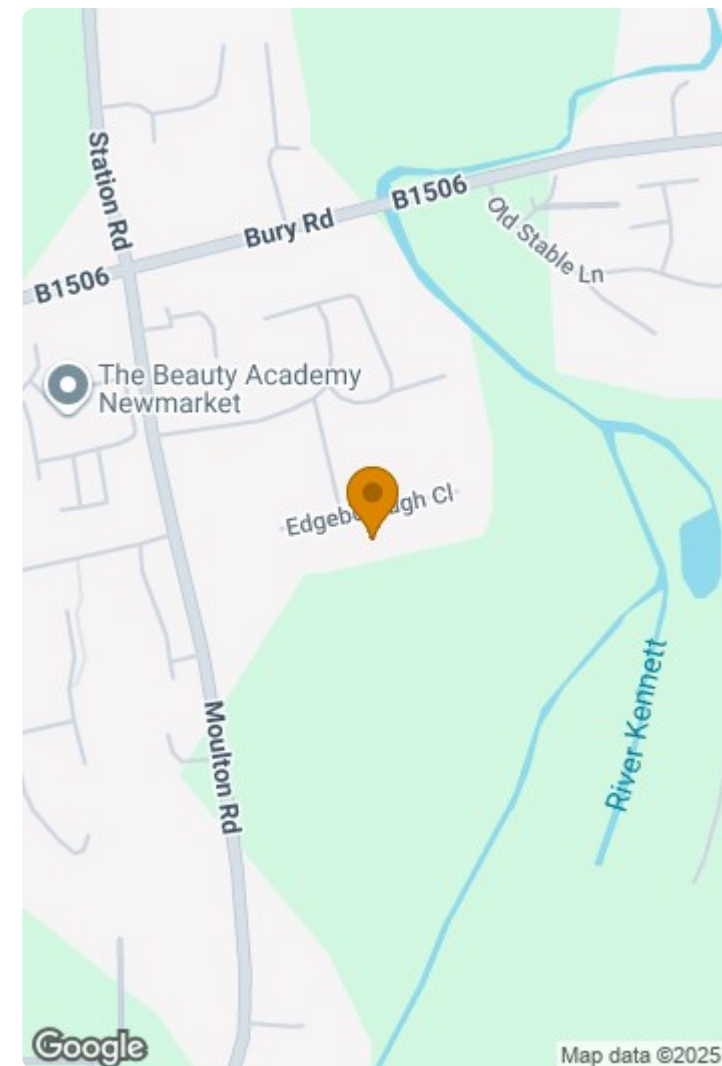
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
1458 sq.ft. (135.4 sq.m.) approx.



TOTAL FLOOR AREA: 1458 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, porches and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used on 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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