



Adastral Close, Newmarket CB8 0PX

Guide Price £350,000

MA
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An established semi-detached family home standing towards the end of a no-through road and enjoying a lovely aspect to front overlooking an open field.

Boasting spacious entrance hall, living room, dining room, kitchen, cloakroom, side lobby, three generous size bedrooms and a family bathroom. Benefiting from gas fired heating.

Externally the property stands on a lovely mature plot with garage and extensive gardens.

No chain – viewing is recommended.

Entrance Hall

With doors leading to the kitchen, living room and cloakroom. Stairs leading to the first floor. Radiator.

Kitchen

14'1" x 8'10"

Fitted kitchen with a range of eye and base level cupboards with worktop over. Integrated oven with inset electric hob and extractor over. Space and plumbing for washing machine. Stainless steel sink and drainer with mixer tap over. LVT wood flooring. Window to the front aspect. Glazed door to both the side porch and entrance hall. Opening to dining room.

Dining Room

14'1" x 11'8"

Spacious dining room with arched openings to both the kitchen and living room. Radiator. French doors leading to the rear garden.

Living Room

14'8" x 14'2"

Spacious living room with arched opening to the dining room. Wall mounted gas fire, with alcove to one side. French doors leading to the rear garden. Glazed door to entrance hall.

Cloakroom

W.C. and hand basin with door leading to the entrance hall.

Side Porch

With doors leading to the front and rear gardens. Glazed door to the kitchen.

Landing

With doors leading to all bedrooms and bathroom. Window to the front aspect. Airing cupboard. Stairs leading to the ground floor.

Bedroom 1

16'6" x 11'4"

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

Bedroom 2

16'7" x 11'4"

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

Bedroom 3

12'9" x 8'10"

Generous bedroom with window to the front aspect. Radiator. Door to the landing.

Bathroom

Champagne suite comprising W.C., hand basin and panelled bath with mains water feed shower over. Radiator. Window to the side aspect. Door to landing.

Garage

10'7" x 20'6"

With up and over door leading to the driveway.

Outside - Front

Mainly laid to lawn, some shrub planting, with a pathway leading to the front door with storm porch over. Block paved driveway leading to the garage and pedestrian door to the side porch. Views over the playing field opposite.

Outside - Rear

Mainly laid to lawn with some mature tree and shrub planting. Central pathway to the rear of the garden. French doors leading to both the living room and dining room. Door leading to the side porch.

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 - 87 SQM

Parking – Driveway & Garage

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.



- **Attractive Semi-Detached House**
- **Fitted Kitchen**
- **Dining Room**
- **Spacious Living Room**
- **Three Generous Bedrooms**
- **Bathroom**
- **Family Rear Garden**
- **Driveway & Garage**
- **NO CHAIN**
- **Viewing Highly Recommended**



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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