



**Highclere Close Newmarket**

**Guide Price £295,000**



## Highclere Close Newmarket

A four bedroom end of terrace family home standing at the end of a cul-de-sac and located on the edge of the town centre.

Enjoying sizeable rooms throughout, this property offers accommodation to include entrance hall, living room, kitchen/dining room, shower room, four good size bedrooms and a generous size bathroom.

Externally the property offers a fully enclosed garden and allocated parking.

### Entrance Hall

Entrance hall with radiator. Built-in storage cupboard. Stairs to first floor. Radiator. Doors leading to shower room, living room and kitchen/dining room.

### Kitchen/Dining Room 14'4" x 12'0" 12'0" 10'0" (4.38m x 3.66m 3.66m 3.06m)

Spacious, modern kitchen/dining room. Kitchen: Range of matching eye and base level cupboards with wooden worktop over, incorporating breakfast bar seating area. Composite 1 1/4 bowl sink and drainer with mixer tap over. Integrated oven with electric hob over, stainless steel splashback and extractor over. Integrated dishwasher. Integrated washing machine. Space for American style fridge/freezer. Attractively tiled throughout working areas. Tiled flooring. Window overlooking rear aspect. Half glazed door leading to rear garden. French doors leading to rear garden. Radiator. Door leading to entrance hall.

### Living Room 16'1" x 14'4" (4.92m x 4.38m)

Spacious living room with window overlooking front aspect. Radiator. Door to entrance hall.

### Shower Room 8'0" x 4'9" (2.45m x 1.46m)

Modern shower room with white suite comprising low level W.C. with concealed cistern, hand basin with mixer tap over and built-in storage under and generous, attractively tiled walk-in shower with wall mounted shower. Tiled flooring. Radiator.

### Landing

Doors leading to all bedrooms and bathroom. Stairs to ground floor.

### Bedroom 1 12'5" x 12'0" (3.80m x 3.66m)

Spacious double bedroom with built-in wardrobes. Window overlooking rear aspect. Radiator. Door to landing.

### Bedroom 2 12'0" x 9'8" (3.66m x 2.95m)

Spacious double bedroom with built-in cupboard. Window overlooking rear aspect. Radiator. Door to landing.

### Bedroom 3 10'0" x 8'11" (3.06m x 2.73m)

Generous double bedroom with built-in cupboard. Window overlooking front aspect. Radiator. Door to landing.

### Bedroom 4 11'8" x 10'7" (3.58m x 3.24)

Generous double bedroom with built-in cupboard. Window overlooking front aspect. Radiator. Door to landing.

### Bathroom

Modern white suite comprising low level W.C., double hand basin with mixer taps over with built-in storage unit under and jacuzzi style corner bath. Attractively tiled to wet areas and floor. Ladder style radiator. Door to landing.

### Outside - Front

Enclosed with picket fencing. Laid to artificial grass with pathway leading to inset front door.

### Outside - Rear

Family garden with patio area to rear of house with pergola over. Laid with artificial grass. Brick built BBQ . Enclosed with access gate leading to rear.

### PROPERTY INFORMATION

EPC -

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 -

Parking – Allocated parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

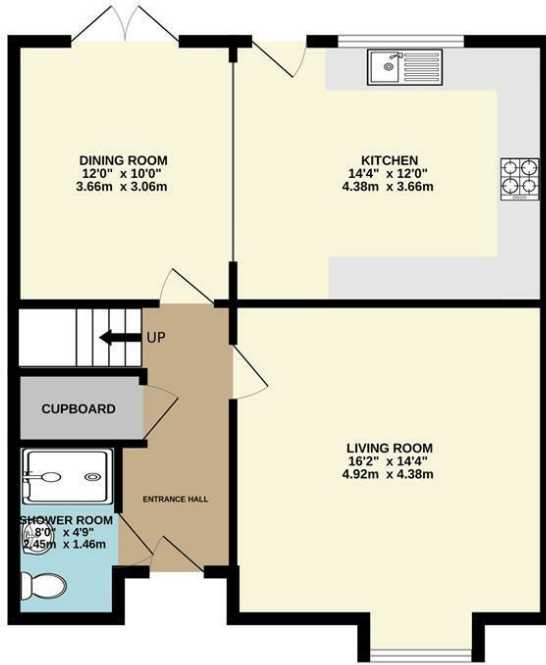
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

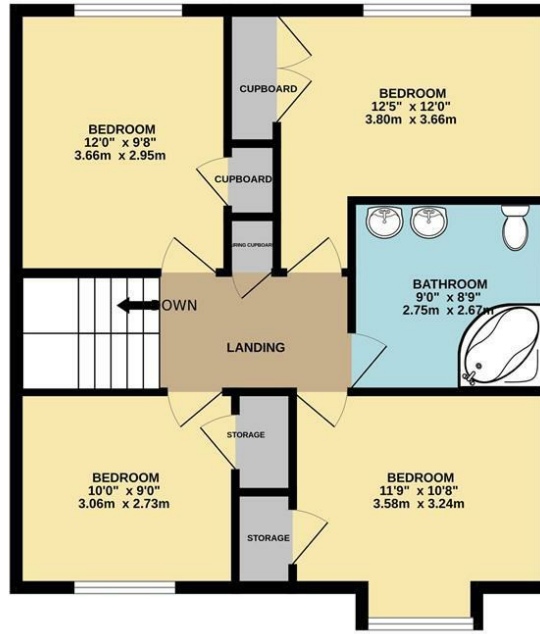
Location – What 3 Words -

hypocrite.somebody.sandpaper

GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



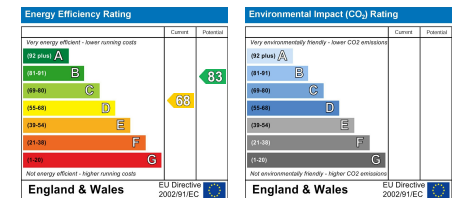
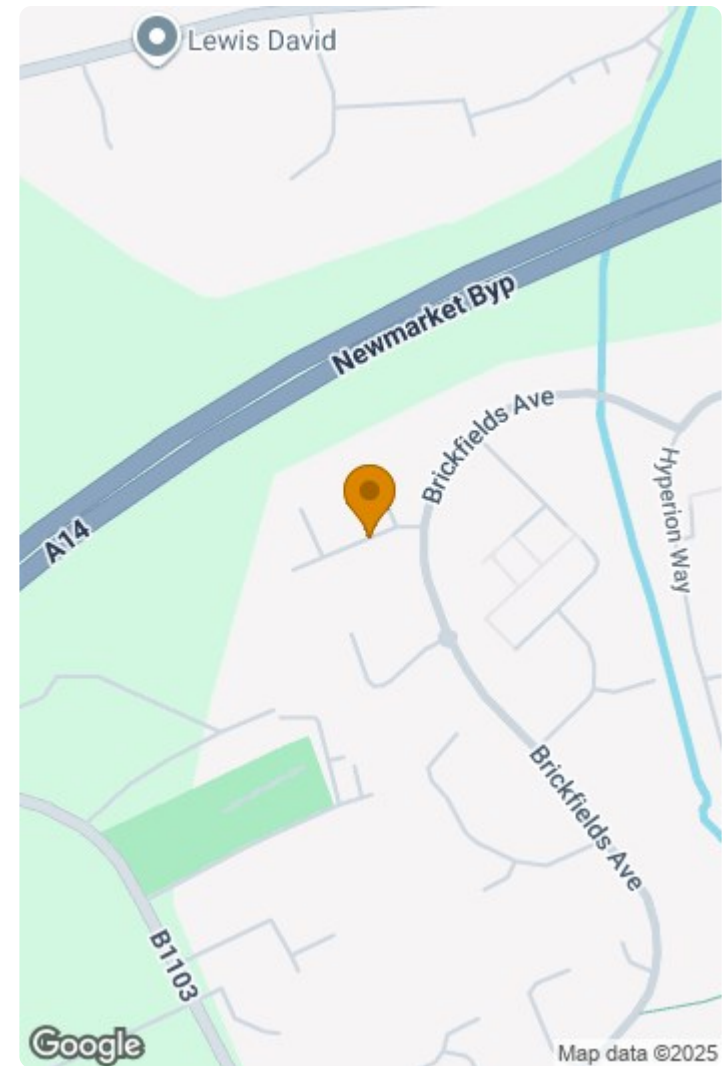
1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



29 HIGHCLERE CLOSE, NEWMARKET, CB8 7RR

TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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.  
Made with Metropix ©2025



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



