

Corsican Pine Close, Newmarket CB8 0DZ

Guide Price £245,000

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A recently improved modern mid-terrace property perfectly set at the end of a quiet cul-de-sac and located on the outskirts of the town centre.

Cleverly planned and offering appealing open plan living, the property boasts sitting/dining room, kitchen/breakfast room, two bedrooms and bathroom.

Externally the property offers a lovely fully enclosed rear garden and off road parking.







Kitchen/Breakfast Room 15'4 x 9'7 (4.67m x 2.92m)

Modern range of fitted eye and base level cupboards with worktop over. Resin sink and drainer with mixer tap over. Integrated oven with inset gas hob and extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Wooden flooring. Arched opening to the sitting room. Window to the rear aspect. French doors leading to the rear garden.

Sitting/Dining Room 15'5 x 14'9 (4.70m x 4.50m)

Well presented sitting room with window to the front aspect. Arched opening leading to kitchen/breakfast room. Radiator. Wooden flooring. Stairs leading to the first floor. Access door to the front.

Landing

With doors leading to all bedrooms and bathroom. Stairs leading to ground floor.

Bedroom 1 14'1 x 11'5 (4.29m x 3.48m)

Spacious double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door leading to the landing.

Bedroom 2 10'5 x 7'9 (3.18m x 2.36m)

Well proportioned bedroom with window to the rear aspect. Radiator. Door to landing.

Bathroom 7'8" x 6'7" (2.35m x 2.02m)

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over, panelled bath with wall mounted shower over. Attractively tiled to wet areas. Obscured window. Radiator. Door to landing.

Outside - Front

Prettily planted flower beds with stepping stone pathway 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 kitchen/breakfast room. Lawned area beyond with planted borders. Stepping stone path leading to the rear, with an access gate.

PROPERTY INFORMATION

EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 51 SQM
Parking – Off Road
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

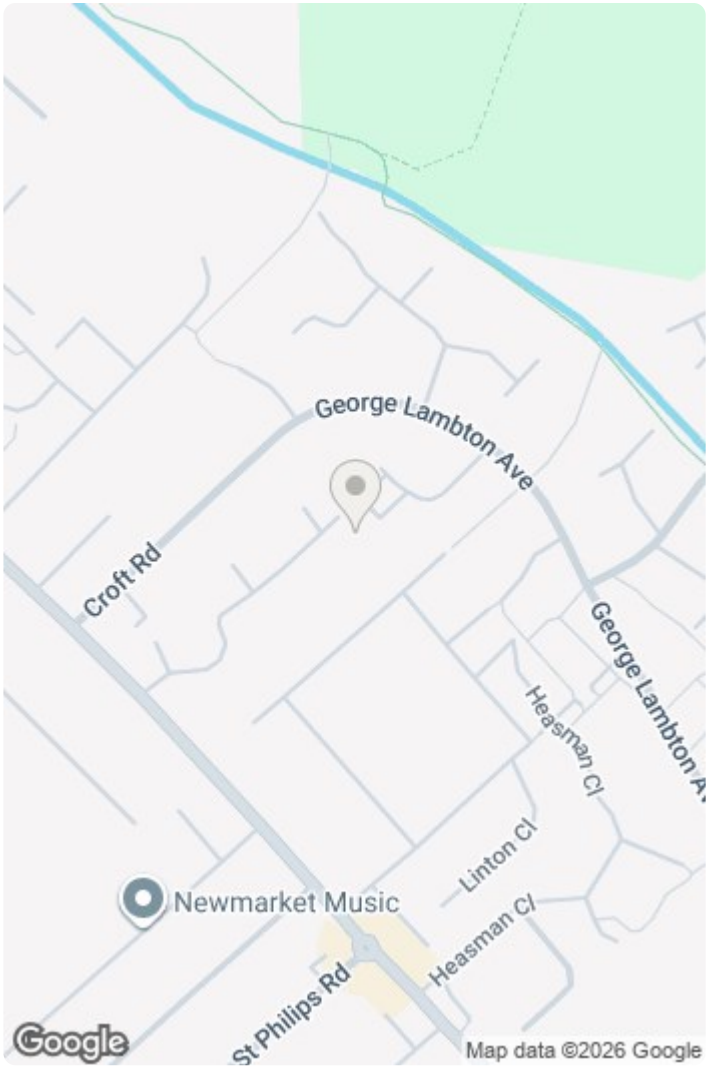
Location

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.

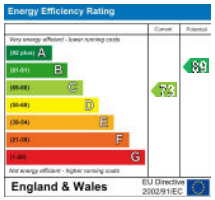
GROUND FLOOR

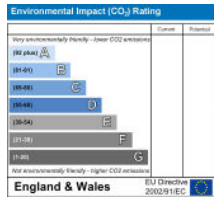
1ST FLOOR





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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