

Malvern Close, Newmarket CB8 8BP

Asking Price £294,000

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An established semi-detached bungalow set within this sought after residential area and located in this peaceful and quiet no through road.

Rather deceptive, this property boasts accommodation to include entrance hall, living room, refitted kitchen/dining room, conservatory, two bedrooms and family bathroom.

Externally the property offers a fully enclosed block paved driveway, fully enclosed rear garden, oversized garage with access and additional parking to rear of premises.

Entrance Hall
with doors leading to all rooms. Built-in storage cupboard. Radiator.

Kitchen 12'7" x 9'11" (3.85m x 3.04m)
Fitted kitchen with a range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Window to the side aspect. Half glazed door leading to conservatory. Internal window to conservatory. Doors leading to entrance hall and conservatory.

Living Room 19'0" x 11'11" (5.81m x 3.65m)
Spacious living room with bay window to the front aspect. Window to the side aspect. Radiators. Door to entrance hall.

Conservatory 10'11" x 7'6" (3.35m x 2.31m)
Generous conservatory with sliding doors leading to the rear garden. Tiled flooring. Half glazed door to kitchen. Internal window to kitchen.

Bedroom 1 13'5" x 9'6" (4.11m x 2.90m)
Spacious double bedroom with built-in wardrobes and storage drawers. Window to the rear aspect. Radiator. Door to entrance hall

Bedroom 2 9'11" x 9'4" (3.03m x 2.85m)
Well proportioned bedroom with dual windows to the side aspect. Built-in wardrobes. Radiator. Door to

Bathroom 6'6" x 6'5" (1.99m x 1.96m)
White suite comprising low level W.C., hand basin and generous walk-in shower. Obscured window. Door to entrance hall.

Outside - Front
Block paved driveway providing off road parking, leading to front door. Variety of shrub planting. Access gate to the rear garden.

Outside - Rear
Generous garden mainly laid to lawn with established planting to borders. Block paved pathway leading to access gate to the front and door to garage. Split level gravel area with raised planting beds. Cubby hole storage. Access gate to the rear parking area and garage.

Garage 19'0" x 13'3" (5.80m x 4.06m)
With hardstanding parking area. Up and over door. Access door to rear garden.

PROPERTY INFORMATION
EPC - C
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 83 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 200Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

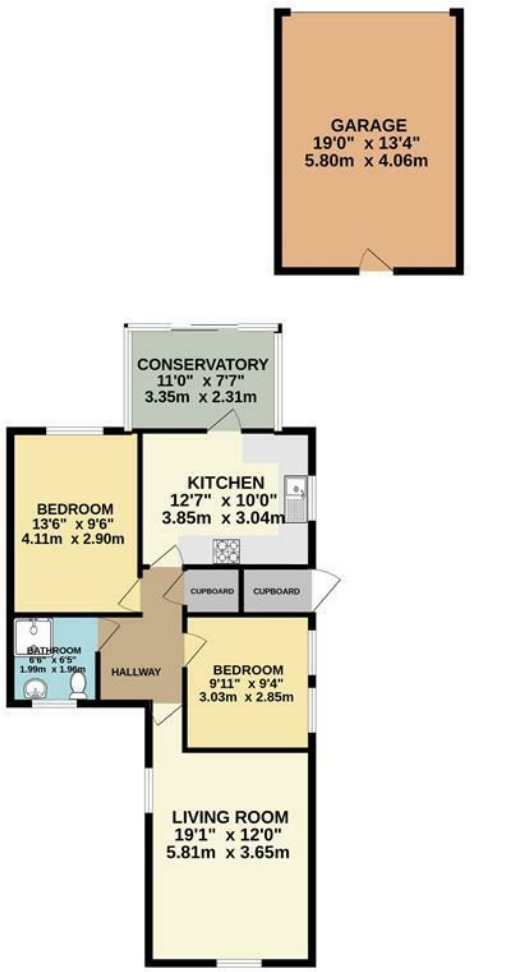
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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 15 miles from Bury St Edmunds, and roughly 40 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.







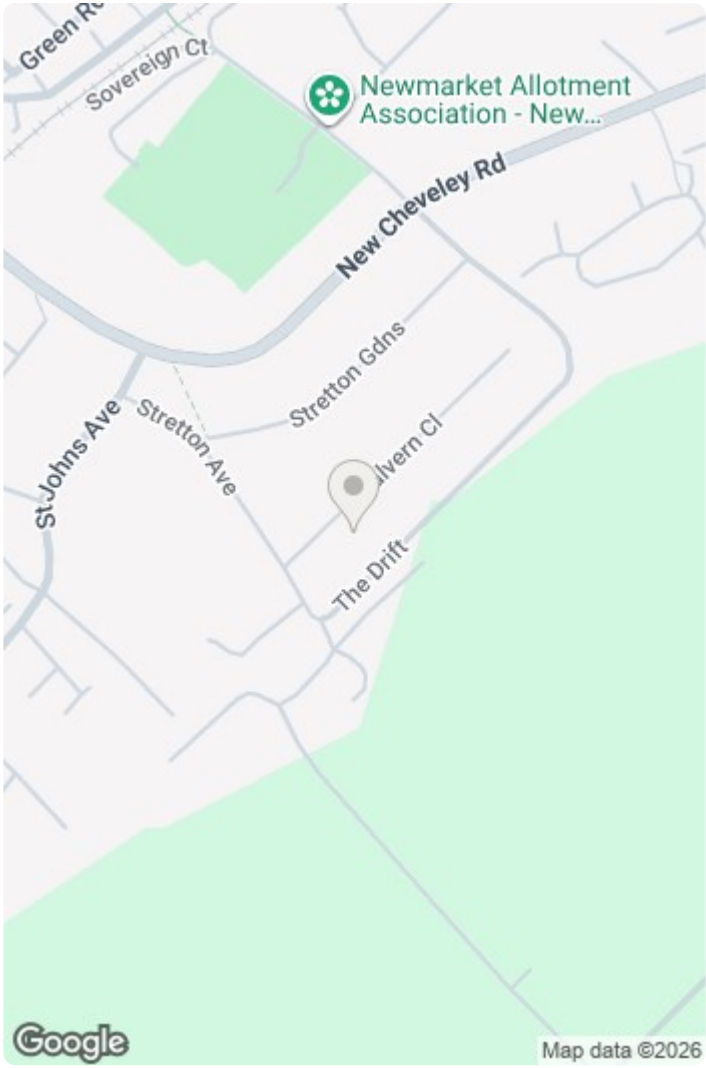
GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.

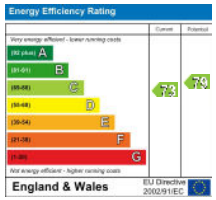


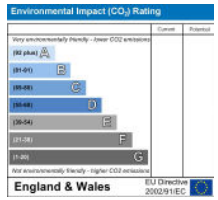
2 MALVERN CLOSE

TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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.
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