



**Isinglass Close, Newmarket, Suffolk CB8 8HX**

**Guide Price £485,000**

**MA**  
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# Isinglass Close, Newmarket, Suffolk CB8 8HX

**A cleverly extended and superbly enhanced modern and detached family home standing within this quiet and peaceful cul-de-sac location set on the edge of the town.**

**Incredibly deceptive and offering accommodation around 1400 sqaure foot this fabulous home offering appealing open plan living and boasts accommodation to include entrance hall, living room, family room, refitted kitchen/dining room, utility room, study, three bedrooms ( ensuite to master ) and a family bathroom.**

**Externally the property offers a fully enclosed paved courtyard style rear garden.**

**Viewing highly recommended.**

## Entrance Hall

Light, welcoming entrance hall with LVT wood flooring throughout out. Charming port hole window to the front aspect. Doors leading to the family room, living room and cloakroom. Stairs leading to the first floor landing.

## Kitchen/Dining Room

26'0" x 12'7"

Stunning, sleek kitchen with a range of eye and base level cupboards and storage drawers with granite worktop over, incorporating a breakfast bar seating area. Integrated Bosch, eye level double ovens and microwave. Inset induction hob with stainless steel chimney style extractor above. Composite sink and drainer with mixer tap over. Integrated dishwasher. Beautiful living/dining area beyond with sliding doors leading to the rear garden. Triple velux windows enhances the space with natural light. LVT wood flooring throughout. Opening to the living room and family room, creating fabulous family living.

## Living Room

17'6" x 11'4"

Well presented, spacious living room with a bay window to the front aspect. Opening to the kitchen/dining room. Half glazed door leading to the entrance hall.

## Family Room

13'6" x 10'11"

Spacious family room with LVT wood flooring throughout, offering a variety of uses. Opening to the kitchen/dining room. Window to the side aspect. Door to the study. Half glazed door to the entrance hall.

## Study

7'8" x 7'7"

Generous home office with dual aspect windows. Door leading to the family room.

## Utility Room

7'5" x 7'2"

Fitted storage cupboards and wooden work counter. Butler sink with mixer tap over. Space and connection for washing machine and tumble dryer. Space for American style fridge/freezer. LVT wood flooring. Window to the rear aspect. Half glazed door leading to the rear garden. Door to the kitchen/dining room.

## Cloakroom

Contemporary white suite comprising low level WC and wall mounted with mixer tap over and built-in cupboard under. Attractively tiled. Obscured window. Door leading to the entrance hall.

## First Floor Landing

Spacious landing with doors leading to all bedrooms and family bathroom. Window to the front aspect. Stairs leading to the entrance hall.

## Master Bedroom

11'0" x 10'6"

Spacious double bedroom with large window to the rear aspect. Radiator. Doors leading to the en suite and landing.

## En Suite

Contemporary suite comprising low level, concealed cistern, WC, wall mounted handbasin with mixer tap over and built-in storage under and walk-in shower. Attractively tiled to wet areas. Ladder radiator. Obscured window. Door leading to the Master bedroom.

## Bedroom 2

10'11" x 8'7"

Generous bedroom with dual aspect windows. Radiator. Door leading to the landing.

## Bedroom 3

10'5" x 6'3"

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

## Family Bathroom

Contemporary white suite comprising low level, concealed cistern, WC, wall mounted handbasin with mixer tap over and built-in storage drawers under and panelled bath with mixer tap and wall mounted shower over. Attractively tiled throughout. Ladder radiator. Obscured window. Door to the landing.

## External Storage

8'2" x 5'11"

With door leading to the rear garden.

## Outside - Front

Block paved driveway providing off road parking. Front door with storm porch over. Access gate leading to the rear garden.

## Outside - Rear

Courtyard style garden with raised flower bed to the rear border with some established shrub and small tree planting. Outside tap. Sliding doors leading to the kitchen/dining room. Doors leading to the utility room and external storage. Access gate to the front.

## PROPERTY INFORMATION

EPC -

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 104 SQM

Parking – Driveway

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

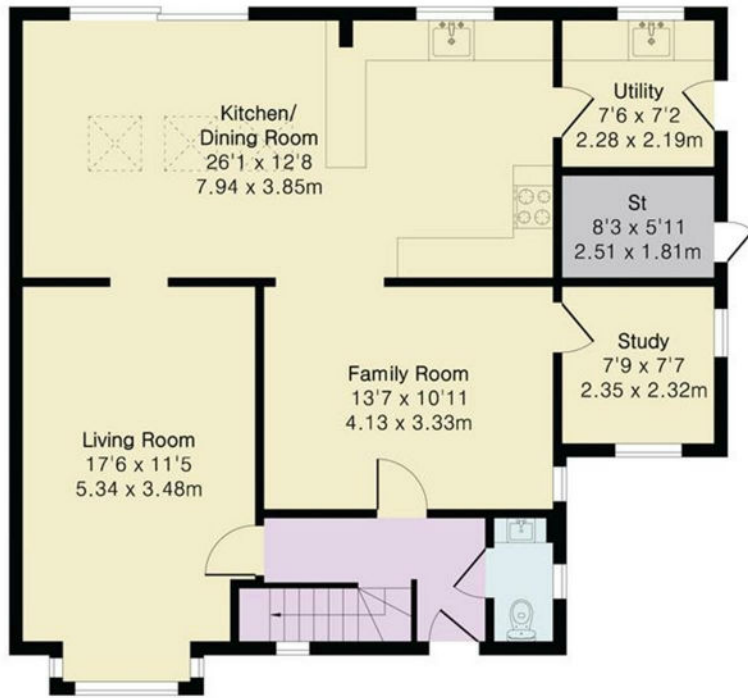
## Location

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.

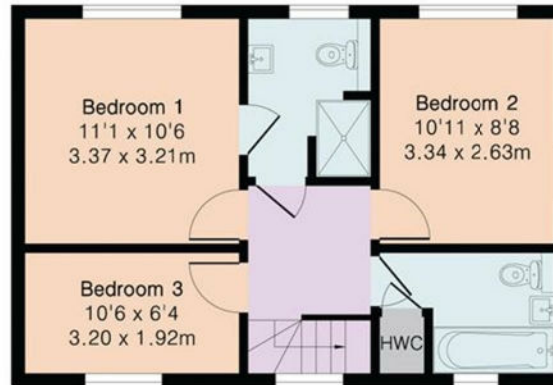
# Approximate Gross Internal Area 1425 sq ft - 132 sq m

Ground Floor Area 971 sq ft – 90 sq m

First Floor Area 454 sq ft – 42 sq m



Ground Floor



First Floor

- Well Presented Detached House
- Stunning Kitchen/Dining Room
- Spacious Living Room
- Family Room
- Study
- Master Bedroom with En Suite
- Two Further Bedrooms
- Contemporary Family Bathroom
- Courtyard Garden
- Viewing Highly Recommended



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
83	83	G	G
84	84	F	F
85	85	E	E
86	86	D	D
87	87	C	C
88	88	B	B
89	89	A	A

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