



**Willow Crescent, Newmarket CB8 8ER**

**Guide Price £260,000**



## Willow Crescent, Newmarket CB8 8ER

A modern semi-detached family home standing toward the end of a no-through road and located in striking distance of railway station and High Street.

Update and improved recently, this property boasts accommodation to include entrance hall, living room/dining room, refitted kitchen, three bedrooms and refitted bathroom.

Externally the property offers an extensive driveway providing parking and a fully enclosed rear garden.

Outstanding value for money - viewing is highly recommended.

### Entrance Hall

With staircase rising to first floor door leading to Living/Dining Room.

### Living / Dining Room 23'0 x 12'6 (7.01m x 3.81m)

Immaculately presented. Spacious living/dining room with window to the front aspect and French doors leading to the rear garden. Newly carpeted living area and wood effect flooring to the dining area. Door to under stair storage. Door to kitchen.

### Kitchen 9'1 x 6'8 (2.77m x 2.03m)

With a range of wall and base units with wood effect work top over and tiled splashbacks in all work areas. Stainless steel 1 1/2 bowl sink and drainer with mixer tap over. Integrated oven and 4 ring gas hob with stainless steel extractor hood over. Space for free standing fridge/freezer. Space and plumbing for washing machine. Double glazed window to the rear aspect.

### First Floor Landing

Access to loft space, doors leading to all bedrooms and bathroom.

### Bedroom 1 14'0" x 8'11" (4.29m x 2.72m)

Spacious double bedroom. Newly carpeted. Double glazed window to the front aspect.

### Bedroom 2 8'11" x 9'1" (2.72m x 2.78m)

Good sized room. Newly carpeted. Double glazed window to the rear aspect.

### Bedroom 3 8'4" x 6'8" (2.56m x 2.05m)

Newly carpeted. Double glazed window to the front aspect.

### Bathroom

Newly installed, contemporary suite comprising of low level WC, hand wash basin with mixer tap, built-in vanity unit under, bath with shower over and glass screen installed. Tiled splash backs. Obscured double glazed window to the rear

### Front Garden

Laid mainly to lawn. Hard standing providing off road parking for 2 cars. Gated rear access to the rear.

### Rear Garden

Fully enclosed rear garden with newly laid lawn.

### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-detached

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 69 SQM

Parking – 2 spaces

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

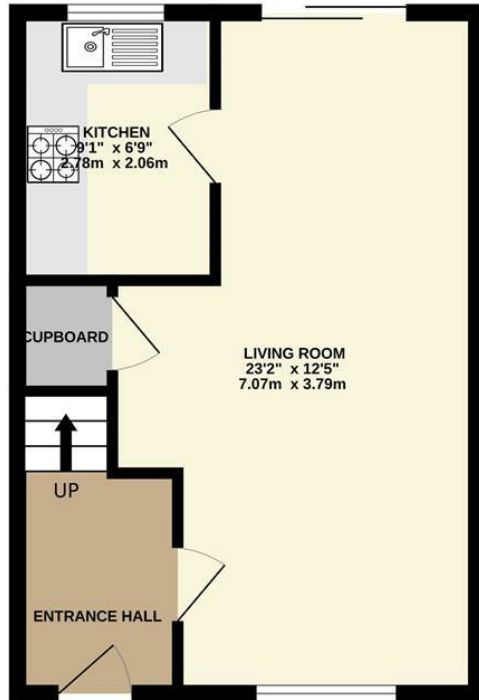
Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

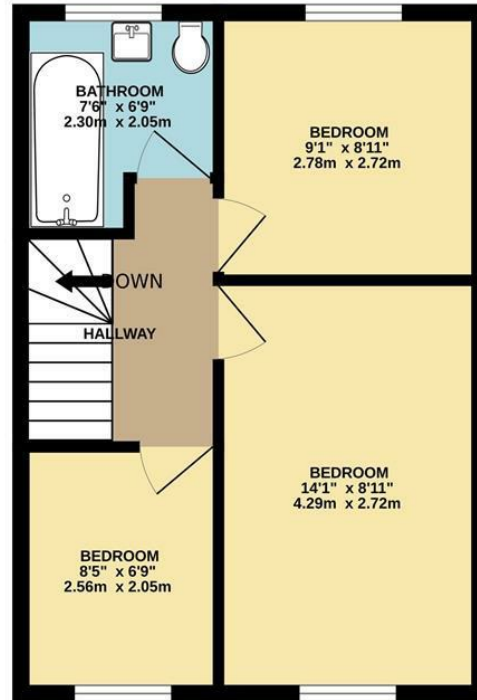
Mobile Signal/Coverage – Good  
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



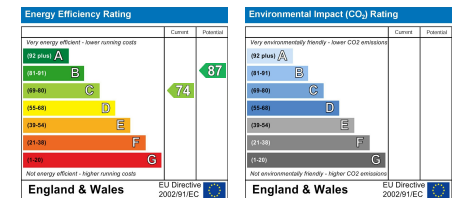
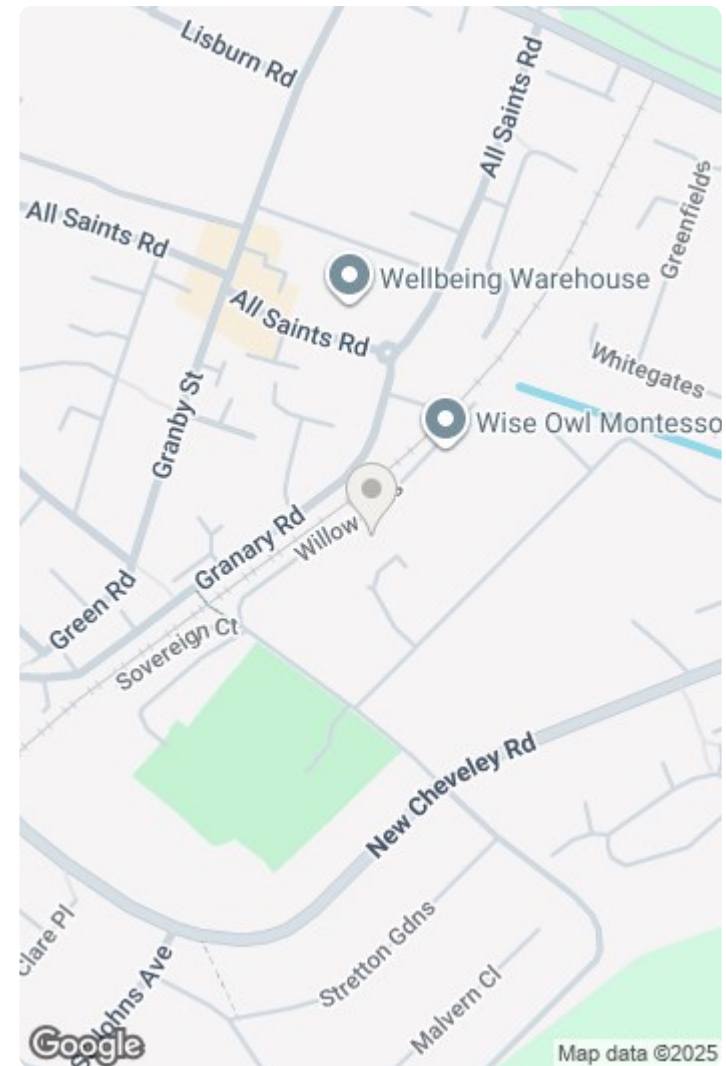
1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



12 WILLOW CRESENT

TOTAL FLOOR AREA: 727 sq.ft. (67.5 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.  
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