



**Isinglass Close,  
Newmarket, CB8 8HX  
Offers In Excess Of £525,000**

**MA**  
Morris Armitage  
01638 560221  
www.morrisarmitage.co.uk



# Isinglass Close, Newmarket, CB8 8HX

Superb opportunity to purchase a modern and detached family home with substantial ANNEXE and perfectly located at the end of a quiet cul-de-sac.

The versatile and extensive accommodation can be used for a variety of different purposes and the annexe would lend itself for many useages ( subject to any relevant and necessary consent )

Incredibly deceptive and boasting over 2100 square foot of floorspace, this property enjoys three reception rooms, refitted kitchen, utility room, conservatory, four bedrooms ( ensuite to master ) and a family bathroom. The impressive annexe offers own private entrance, kitchen, one double bedroom and living room and bathroom.

Externally the property offers driveway, garage and a lovely fully enclosed rear garden providing a delightful addition to this family home.

**Entrance Hall**  
Spacious entrance hall with opening to kitchen. Doors leading to living room, dining room, snug/study and cloakroom. Dual windows overlooking front aspect. Radiator. Stairs to first floor.

**Kitchen**  
12'11" x 8'8"  
Modern kitchen with range of matching eye and base level cupboards and storage drawers with worktop over. Stainless steel 1 and 1/3 bowl sink and drainer with mixer tap over. Built-in eye level double oven. Inset electric hob with extractor over. Attractively tiled splashbacks. Tiled effect flooring. Glazed serving hatch to dining room. Window overlooking rear garden. Opening to utility room and entrance hall.

**Utility**  
8'8" x 5'2"  
Fitted with eye level cupboards, with worktop under and Butler sink. Built-in storage cupboard. Radiator. Window to rear aspect. Door to rear garden. Opening to kitchen.

**Living Room**  
18'7" x 11'7"  
Spacious room with feature fireplace with stone surround and mantel with stone hearth. Sliding doors to conservatory. Attractive bay window. Radiator. Door to entrance hall.

**Dining Room**  
11'11" x 10'0"  
Well proportioned dining room with window overlooking rear garden. Internal glazed serving hatch to kitchen. Radiator. Door to entrance hall.

**Conservatory**  
10'2" x 7'5"  
Versatile space with French doors leading to rear garden and sliding doors to living room. Tiled flooring.

**Cloakroom**  
Low level W.C. and wall mounted hand basin. Window to rear aspect. Radiator. Door to entrance hall.

**Snug/Study**  
12'5" x 8'8"  
Generous room with dual aspect windows. Radiator. Loft hatch. Door to entrance hall.

**Landing**  
Doors leading to all bedrooms and bathroom. Built-in storage cupboard. Window overlooking front aspect. Stairs to ground floor.

**Bedroom 1**  
12'7" x 11'8"  
Generous bedroom with window overlooking side aspect. Radiator. Doors to en suite and landing.

**En Suite**  
Modern en suite with white suite comprising low level W.C., pedestal handbasin with mixer tap over and walk-in shower cubicle with wall mounted shower. Attractively tiled. Obscured window. Door to Bedroom 1.

**Bedroom 2**  
12'6" x 11'8"  
Generous room with window overlooking side aspect. Radiator. Door to landing.

**Bedroom 3**  
9'10" x 6'9"  
Well proportioned room with window overlooking front aspect. Built-in double wardrobes. Radiator. Door to landing.

**Bedroom 4**  
9'2" x 7'4"  
Well proportioned room with window overlooking side aspect. Radiator. Door to landing.

**Bathroom**  
Modern bathroom with white suite comprising low level W.C., inset hand basin with mixer tap over and built-in storage cabinet under and panelled bath with mixer tap and shower attachment over. Attractively tiled. Ladder style radiator. Obscured window. Door leading to landing.

**Annexe Entrance Hall**  
Built-in storage cupboard. Doors to kitchen, living room, bedroom and bathroom. Door to rear entrance.

**Kitchen**  
17'2" x 8'1"  
Range of matching eye and base level cupboards with worktop over. White sink and drainer with mixer tap over. Space and connection for cooker. Space and plumbing for washing machine. Vinyl flooring. Tiled splashbacks. Electric storage heater. Window to front aspect. Glazed entrance door to front. Door to entrance hall.

**Living Room**  
11'6" x 11'5"  
Spacious room with glazed door leading to rear garden. Door to entrance hall. Electric storage heater.

**Bedroom**  
12'8" x 9'4"  
Spacious room with window overlooking side aspect. Electric storage heater. Door to entrance hall.

**Bathroom**  
White suite comprising of low level W.C., pedestal hand basin and panelled bath with mixer tap and shower attachment over. Obscured window. Radiator. Door to entrance hall.

**Outside - Front**  
Hardstanding driveway leading to garage. Covered entrance leading to front door. Gravel bedding with mature shrub planting.

**Outside - Rear**  
Mainly laid to lawn with mature shrub borders. Patio area to rear and side of house with ornamental pond. Glazed door leading to annexe living room.

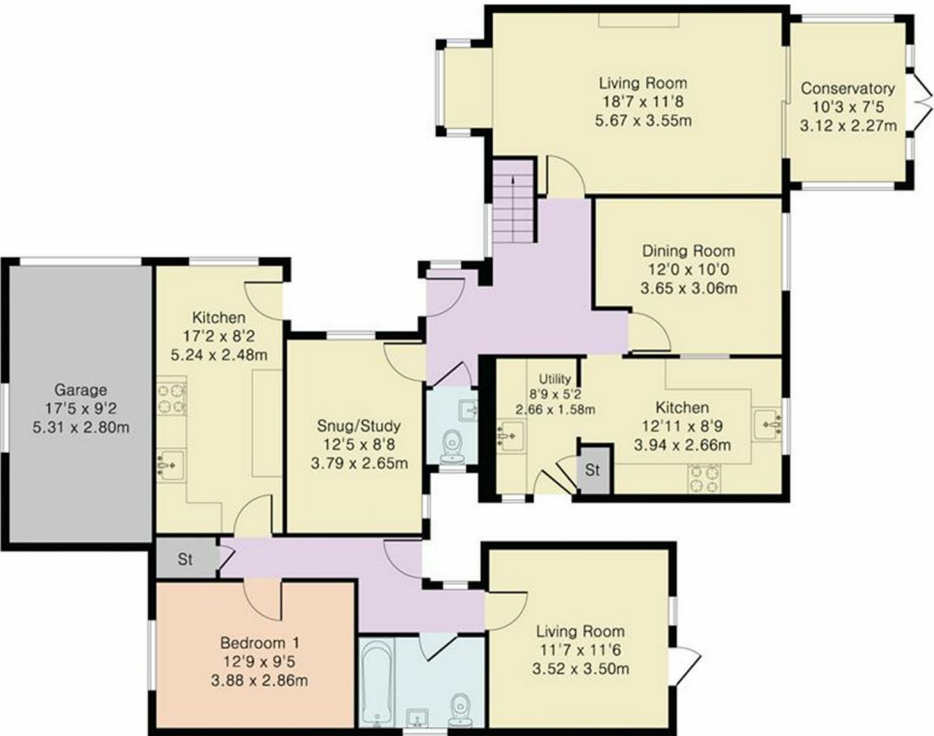
**Garage**  
17'5" x 9'2"  
With window to side aspect. Up and over door to front.

**PROPERTY INFORMAITON**  
EPC - C (main House)  
Tenure - Freehold  
Council Tax Band - E (East Cambs), 10a - A (East Cambs)  
Property Type - Detached House with Annexe  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 123 SQM (main house)  
Parking – Driveway & Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas Radiators/Electric Storage Heaters for Annexe  
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

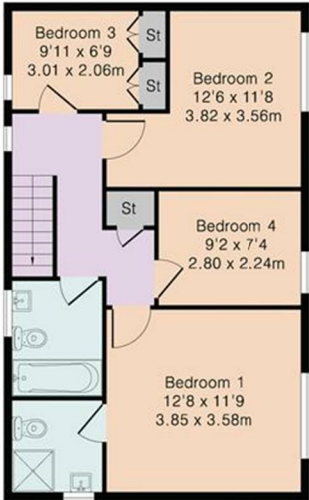
Approximate Gross Internal Area 2109 sq ft - 195 sq m

Ground Floor Area 1533 sq ft – 142 sq m

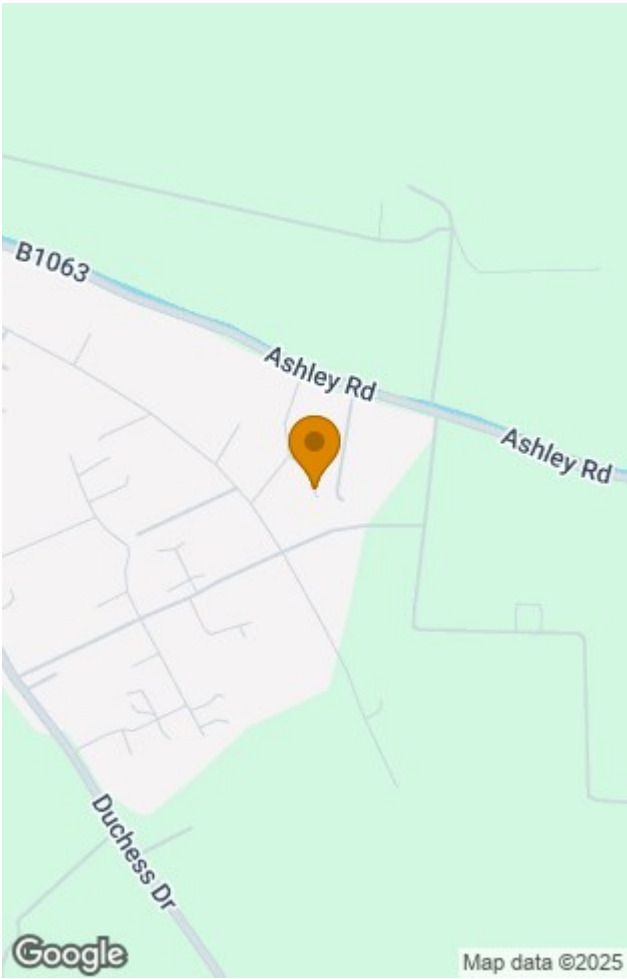
First Floor Area 576 sq ft – 53 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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.



















