Bill Rickaby Drive, Newmarket CB8 0HG

Offers Over £315,000

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A cleverly extended detached family home standing towards the end of a quiet cul-de-sac and set in this popular residential area.

Rather deceptive and offering generous size rooms, this property benefits from entrance porch, entrance hall, cloakroom, living room, dining room with vaulted area, refitted kitchen, three bedrooms and bathroom.

Externally the property enjoys a good size corner plot and offers ample parking, detached garage and a south west facing rear garden.

Outstanding value – viewing recommended.

About Newmarket:

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.

Entrance Porch

With storage cupboard, window to the side aspect, door through to the WC and:

Living Room 12'9" x 11'8" (3.89 x 3.58)

Good sized living room with TV connection point, radiator, window to the side aspect and sliding door out to the rear garden. Door through to the:

WC

Low level WC, hand basin, radiator, laid wooden style flooring and obscured window to the front aspect.

Dining Room 16'6" x 8'0" (5.03 x 2.44)

Part valuated ceiling dining room with tiled flooring, radiator, staircase rising to the first floor, Velux window and French doors out to the rear garden. Opening through to the:

Kitchen 10'4" x 7'1" (3.15 x 2.18)

Fitted with matching eye and base level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, integrated fridge/freezer and dishwasher. Space for an electric cooker and washing machine. Laid tiled flooring and window to the side aspect.

First Floor Landing

With access to loft space and airing cupboard. Diamond shaped window to the front aspect.

Bedroom 1 11'1" x 8'11" (3.38 x 2.74)

Double bedroom with radiator and window to the rear aspect.

Bedroom 2 9'10" x 8'11" (3.00 x 2.72)

Double bedroom with built in storage cupboards, radiator and window to the side aspect.

Bedroom 3 7'10" x 6'5" (2.39 x 1.96)

With radiator and window to the front aspect.

Bathroom

Three piece suite with low level WC, pedestal hand basin, panelled bath with wall mounted shower head, tiled walls and flooring, radiator and obscured window to the front aspect.

Outside - Rear

South West facing garden with laid artificial grass, paved patio seating area, garden shed and side pedestrian gate.

Outside - Front

Laid tarmac driveway leading up to the detached garage.

Garage

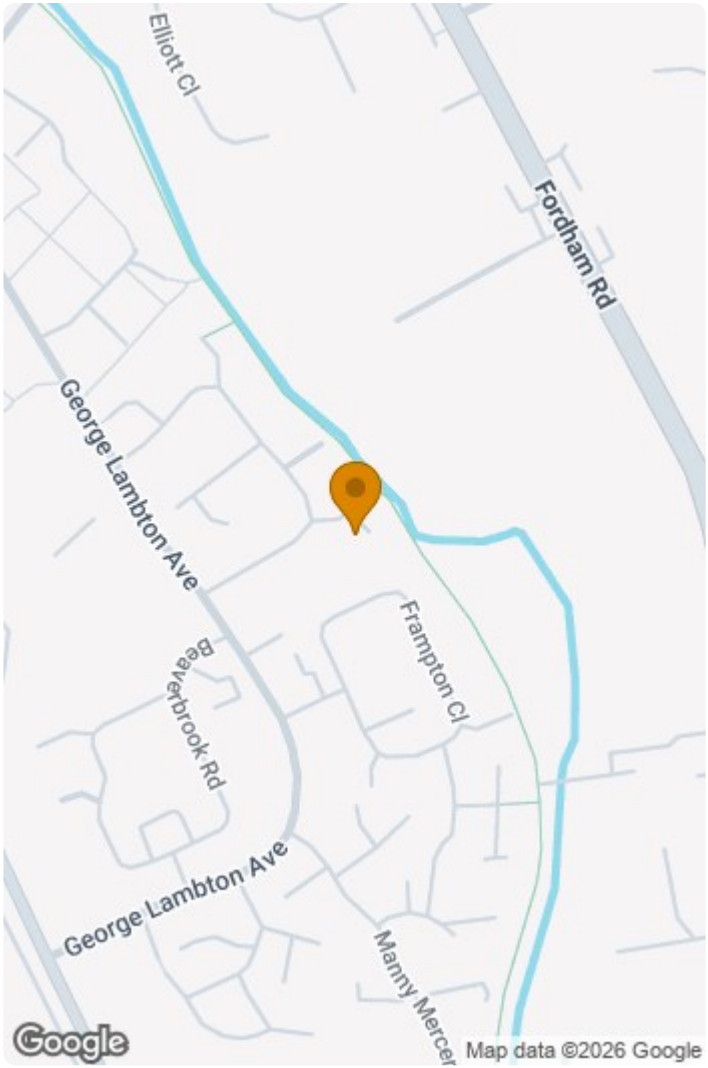
With up and over garage door. Power and lighting.

Property Information:

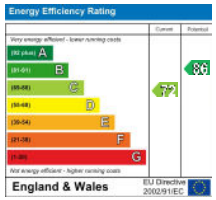
Maintenance fee - n/a
EPC - C
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached house
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Parking – Driveway & garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Likely
Rights of Way, Easements, Covenants – None that the vendor is aware of

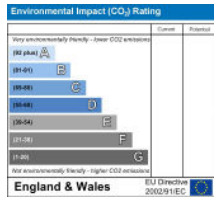
Ground Floor

First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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