Elliott Close
Newmarket, Suffolk CB8 7SE
Guide Price £475,000

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Elliott Close, Newmarket, Suffolk CB8 7SE

Set in a desirable and quiet cul-de-sac this 3 bedroom detached bungalow, recently renovated and immaculately presented throughout.

With entrance hall, living / dining room, kitchen, 3 bedrooms (with one currently used as a dining room) and bathroom.

Externally the property offers a generous, block paved driveway allowing parking for several cars and garage. To the rear, the South West facing, landscaped garden is mainly laid to lawn with patio area, flower beds and large timber shed.

A must to view to appreciate the style and quality of this home.

Entrance Hall
With door leading through to the:

Sitting Room 19'2" x 12'5" (5.86 x 3.79)
A good sized living room with laid wooden flooring, TV connection point, radiator and window to the front aspect.

Kitchen/Breakfast Room 14'0" x 8'8" (4.29 x 2.66)
Modern kitchen with a range of matching navy blue eye and base level self-closing cupboards with granite worktop over. Sink and drainer with mixer tap over. A range of integrated appliances including a double oven, induction hob with extractor hood above and fridge/freezer. Tiled flooring, ladder style radiator, window to the front aspect and side door.

Hallway
Laid wooden flooring, radiator, access to loft space and airing cupboard with combi boiler and water softener.

Loft access via a drop down foldaway ladder, part bordered for storage, fully insulated, double LED batten lighting.

Bedroom 1 12'10" x 9'10" (3.92 x 3.02)
Double bedroom with fitted wardrobes, radiator, laid wooden flooring and window to the rear aspect.

Bedroom 2 9'4" x 9'1" (2.87 x 2.78)
Double bedroom with laid wooden flooring, radiator and window to the rear aspect.

Bedroom 3/Dining Room 9'4" x 7'6" (2.87 x 2.29)
With laid wooden flooring, radiator and french doors leading out to the garden.

Bathroom 8'6" x 5'4" (2.60 x 1.64)
Three piece suite comprising of a concealed WC, hand basin with vanity drawers under, p-shaped bath with shower head attachment, tiled walls and flooring, heated towel rail, extractor and two obscured windows to the side aspect.

Outside - Rear
Beautifully landscaped rear garden with paved patio seating area, vibrant shrubs & flowers, wooden garden shed, side access through to the garage and side gate.

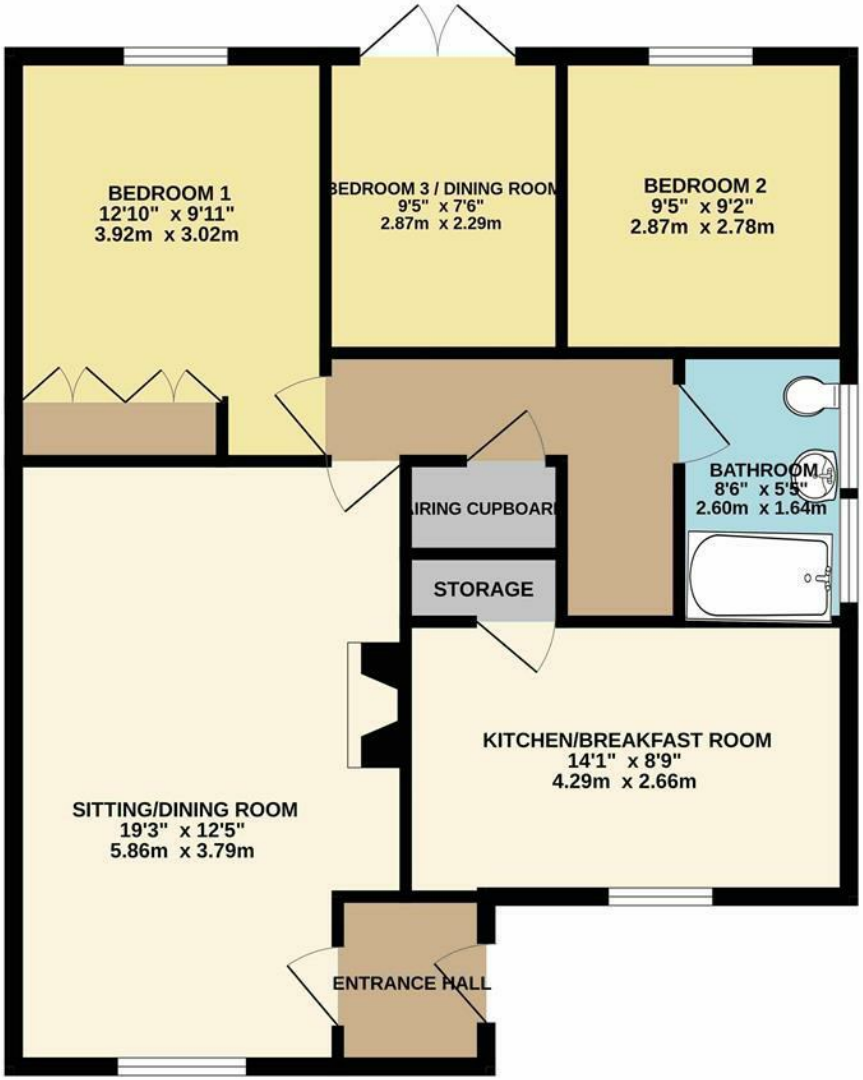
Outside - Front
Paved driveway providing ample car parking space. Lawn area and outdoor lighting.

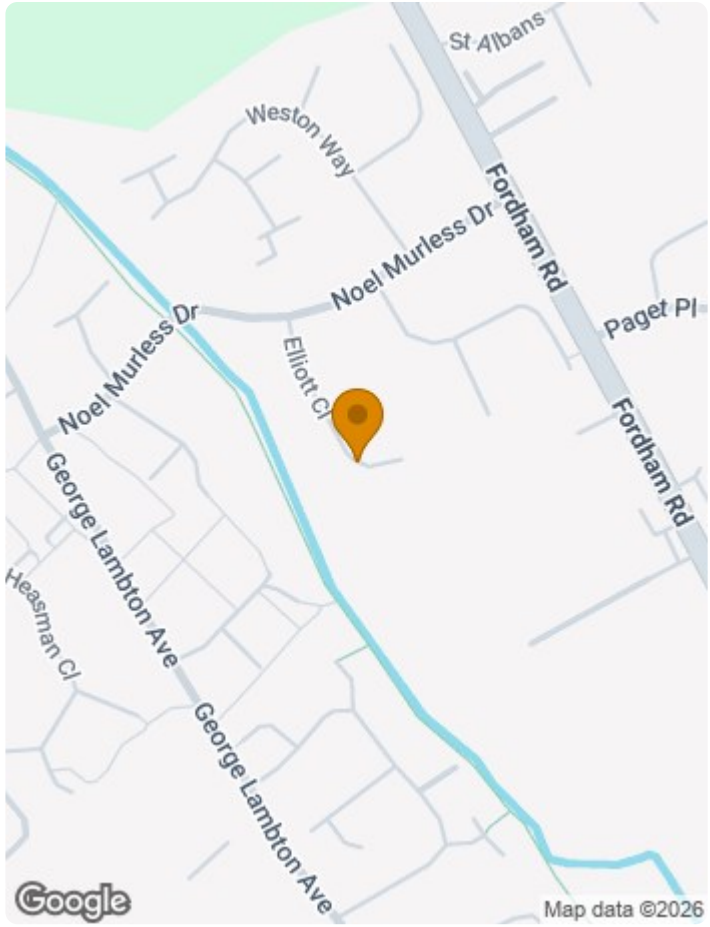
Garage
Up and over garage door, side door access to the garden, some shelving for storage, overhead double LED batten lighting and plug sockets.

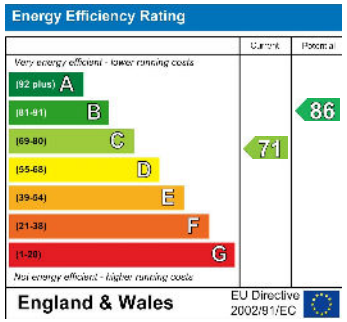
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions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

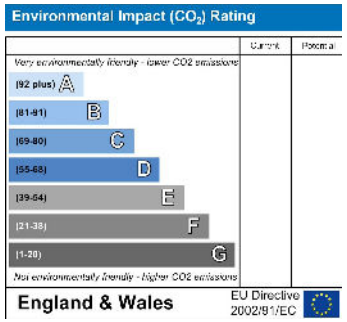
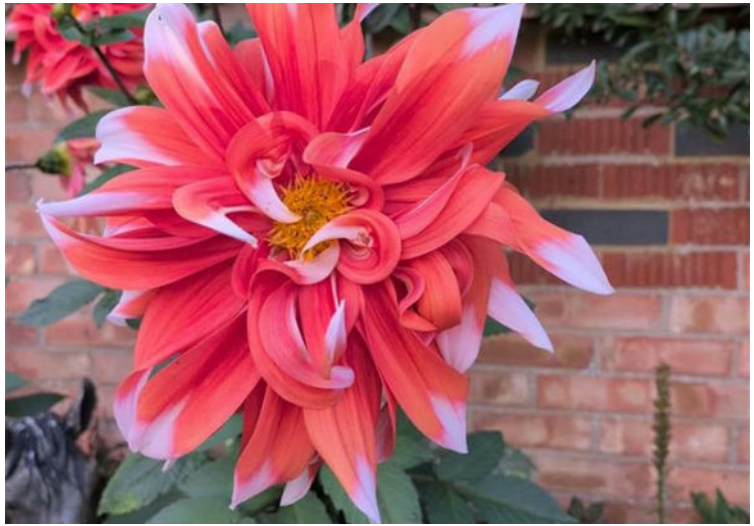
Property Information
EPC - C
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
SQM: 77 square metres
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - 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

GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.





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