

83, Drinkwater Close, Newmarket CB8 0QW

Offers In The Region Of £400,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

83, Drinkwater Close, Newmarket CB8 0QW

A modern and detached family home set within this established residential area and located on the edge of the town centre.

Rather deceptive and offering generous size rooms throughout, this property benefits from an entrance hall, living room/dining room, conservatory, kitchen, utility room, four good size bedrooms (with en-suite to the master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a pleasant and fully enclosed garden and garage with additional parking facilities.

Viewing essential.







Entrance Hall
With stairs rising to first floor. Radiator and door through to:

Living/Dining Room
24'5" x 12'7" (max)
With feature fireplace and gas fire. Radiator. Windows to the front and side aspects. French door leading to sunroom.

Kitchen
10'1" x 7'10"
Fitted with a range of matching eye and base level storage cupboards with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Space for oven with extractor hood over. Space and plumbing for dishwasher. Space for fridge freezer. Radiator. Window to rear aspect.

Internal Hallway
Door to front aspect. Integral door leading to garage. Opening to:

Utility Room
10'6" x 7'6"
Fitted with a range of matching eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space and plumbing for washing machine. Space for Dryer. Window and door to rear aspect.

Sunroom
13'8" x 13'0"
With radiator. French doors leading to the rear garden,.

First Floor Landing
With doors leading to all bedrooms and bathroom. Door to cupboard housing hot water cylinder.

Bedroom 1
10'9" x 9'10"
With windows to front and rear aspects. Door to:

En Suite
Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Radiator. Obscured window to rear aspect.

Bedroom 2
12'1" x 8'11"
With built in wardrobes and storage cupboard. Radiator. Window to front aspect.

Bedroom 3
12'0" x 8'11"
With access to roof space. Radiator and window to rear aspect.

Bedroom 4
9'4" (max) x 6'8"
With built in cupboard, Radiator and window to front aspect.

Bathroom
Fitted with a three piece suite comprising of concealed cistern low level WC, basin with mixer tap and vanity unit under and bath with shower over. Towel rail and obscured window to the rear aspect.

Outside Front
Large driveway with access to garage.

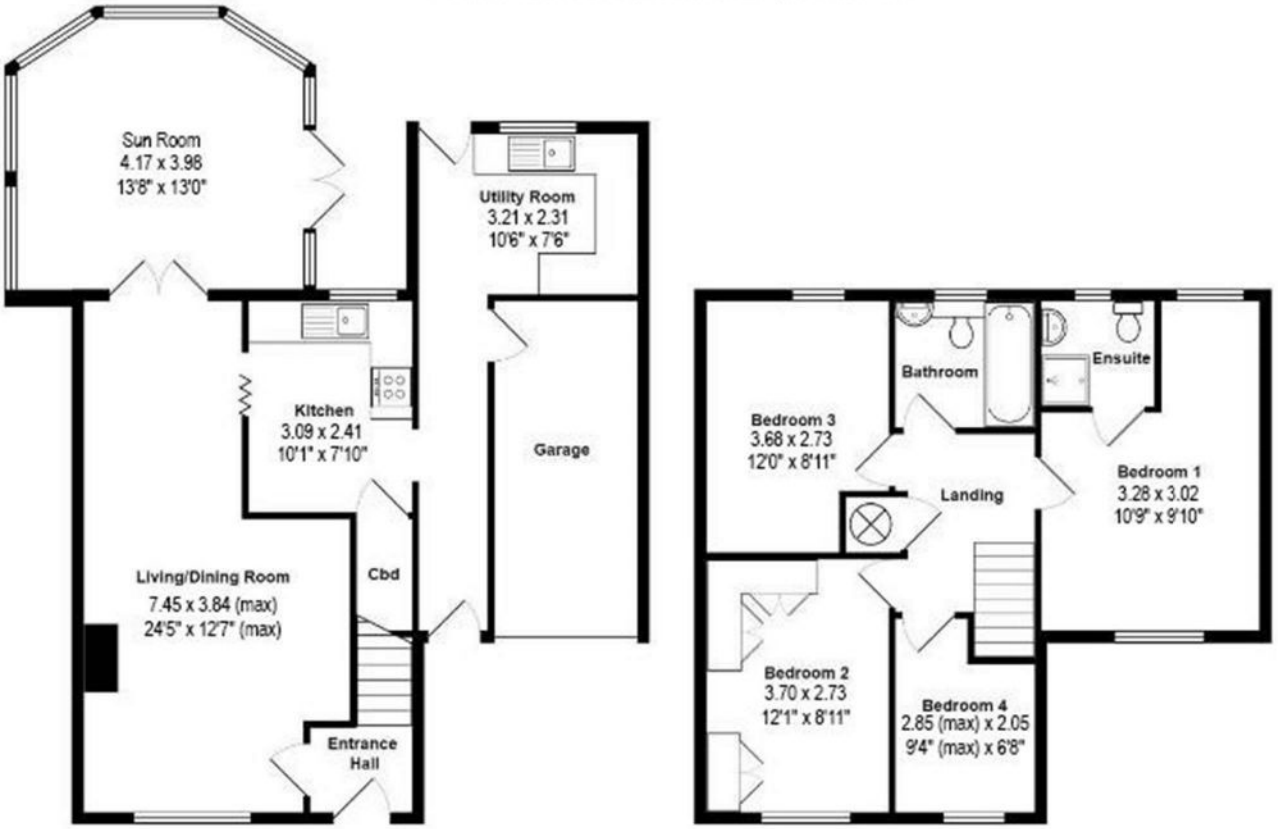
Garage
15'2" x 8'2"
With electric roller shutter door. Light and power.

Outside - Rear
An attractive South facing garden with laid to lawn, flower borders, patio areas and garden shed.

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 15 miles from Bury St Edmunds, and roughly 40 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.

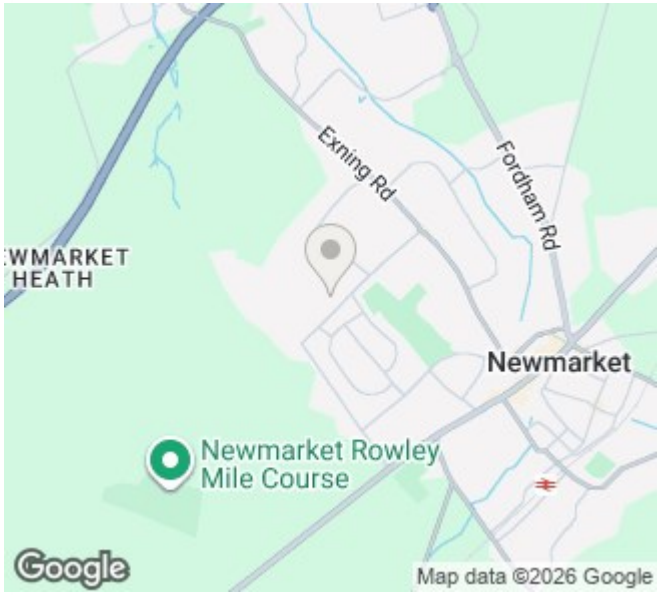
Property Details
EPC - D
Tenure - Freehold
Council Tax Band - D West Suffolk
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 99 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

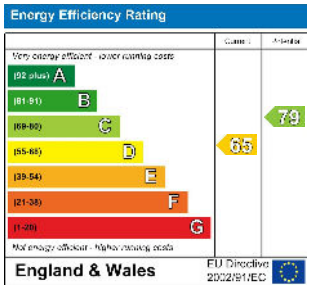
Drinkwater Close, Newmarket, CB8 0QW

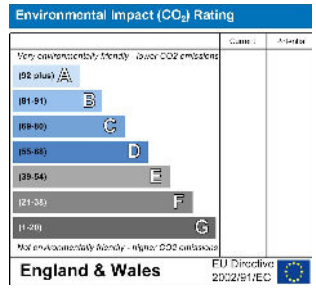


Total Area: 118.4 m² ... 1274 ft² (excluding garage)

All measurements are approximate and for display purposes only







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.















