



Selwyn Close, Newmarket, Suffolk CB8 8DD

Offers Over £470,000

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Selwyn Close, Newmarket, Suffolk CB8 8DD

An exceptionally well presented and extended family home with open plan living space on the popular St Johns development close to the station, Ditton Lodge primary school and the High Street in Newmarket.

Accommodation comprises of a living room, kitchen/dining room, utility, study, large garden room and WC, with four bedrooms and a family bathroom.

An enclosed, private rear garden with patio and summerhouse and a paved driveway to the front providing off road parking for several cars.

Viewing is strongly recommended.

Entrance Porch

with doors leading to entrance hall and cloakroom.

Entrance Hall

With doors leading to kitchen/diner, living room, bedroom 4 and entrance porch. Stairs to first floor.

Kitchen/Diner

26'2" x 9'10"

Spacious kitchen/diner with tiled flooring throughout. Kitchen: a range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and connection for large range style cooker with stainless steel extractor over. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Generous dining area. Vertical radiator. Opening to family room. Doors to utility room, study and entrance hall.

Family Room

17'8" x 11'9"

Spacious family room with wooden flooring. Full height windows and French doors to the rear garden. Triple sky lights. Radiator. Opening to kitchen/diner.

Study

8'2" x 7'6"

Generous study with window to the rear aspect. Skylight. Radiator. Glazed door to kitchen/diner.

Utility Room

7'6" x 4'11"

A range of matching eye and base level cupboards with worktop over. LVT wood flooring. Door to kitchen/diner.

Living Room

14'9" x 11'1"

Generous sitting room with feature fireplace with white surround and mantel and stone hearth. Window to the front aspect. Radiator. Door to entrance hall.

Bedroom 4

13'9" x 7'6"

Generous room with window to the front aspect. LVT wood flooring. Radiator. Door to entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. Door to entrance porch.

Landing

With doors leading to three bedrooms and bathroom. Built-in airing cupboard. Stairs to ground floor.

Master Bedroom

12'9" x 9'10"

Spacious double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door to landing.

Bedroom 2

10'2" x 7'10"

Generous bedroom with window to the rear aspect. Built-in wardrobes. Radiator. Door to landing.

Bedroom 3

9'10" x 7'10"

Generous bedroom with window to the front aspect. Built-in wardrobe. Radiator. Door to landing.

Bathroom

Contemporary bathroom with white suite comprising low level, concealed cistern, W.C., hand basin with mixer tap over and built-in cabinet under and generous walk-in shower. Attractively tiled. Window to the rear aspect. Door to landing.

Outside - Front

Expansive block paved driveway with access gate to the rear.

Outside - Rear

Good size family garden with attractive decked area to the rear of the house with French doors leading to the family room. Mainly laid to lawn with a variety planted borders and mature shrub planting. Spacious timber summer house. Timber shed. Access gate to the front.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 163 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 100Mbps download, 100Mbps upload

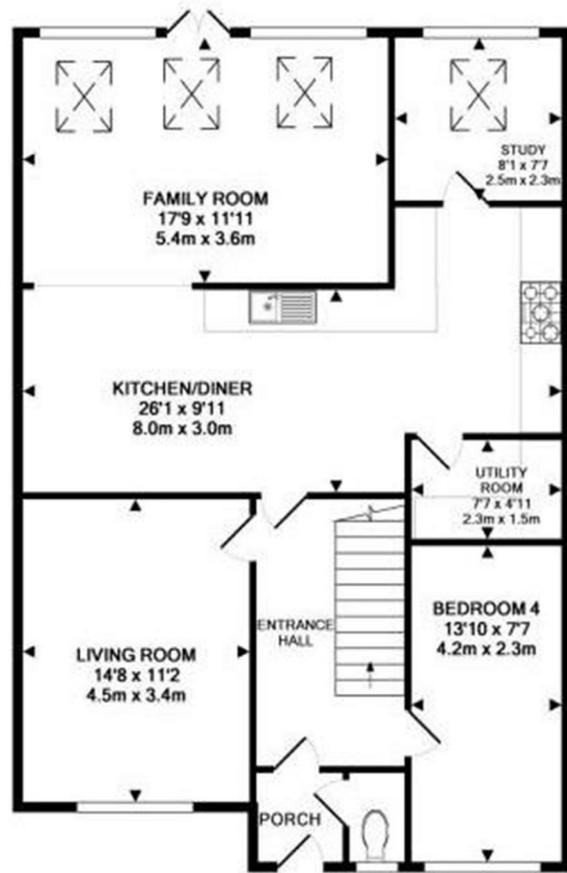
Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

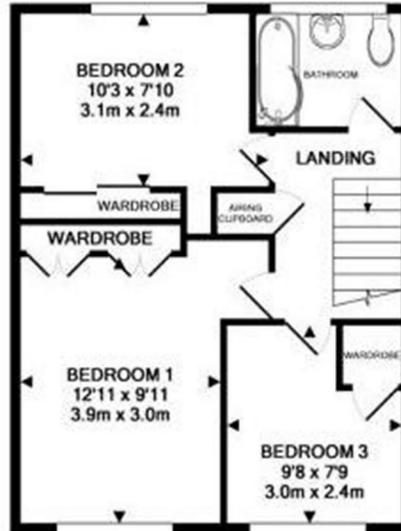




GROUND FLOOR
APPROX. FLOOR
AREA 995 SQ. FT.
(92.4 SQ. M.)

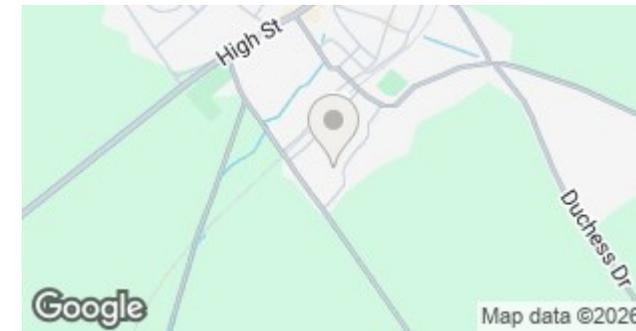
TOTAL APPROX. FLOOR AREA 1451 SQ. FT. (134.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 456 SQ. FT.
(42.4 SQ. M.)

- Detached House
- Spacious Accommodation
- Kitchen/Diner
- Spacious Family Room
- Sitting Room
- Four Bedrooms
- Contemporary Bathroom
- Family Rear Garden
- Driveway
- Viewing Highly Recommended



Energy Efficiency Rating	
Current	Potential
68	81
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC

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