



Adastral Close, Newmarket CB8 0PX

Guide Price £350,000

MA
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Adastral Close, Newmarket CB8 oPX

A semi detached home well located on this popular peaceful development in Newmarket.

Accommodation comprises of a hallway entrance, living room, dining room, fitted kitchen and large conservatory. There are three bedrooms and a family bathroom.

Externally, a driveway provides ample off street parking and leads to a garage. To the rear, there is an enclosed garden that is mostly laid to lawn with a paved patio.

This property needs to be seen to be fully appreciated.

With doors leading to kitchen, living room and cloakroom. Stairs leading to first floor. Radiator.

Kitchen
10'6" x 7'11"
Modern kitchen with a range of fitted matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Inset gas hob with extractor over. Tiled flooring. Doors to dining room, entrance hall and inner lobby. Large window to the front aspect.

Living Room
14'10" x 11'6"
Spacious living room with sliding glazed doors to conservatory. Feature fireplace with marble and white surround with mantel and marble hearth and gas fire (currently decommissioned) Radiator. Glazed door to entrance hall and opening to dining room.

Dining Room
10'6" x 9'3"
Well proportioned dining room with sliding glazed doors to the conservatory. opening to living room. Radiator. Door to kitchen.

Conservatory
24'6" x 10'2"
Spacious conservatory overlooking rear garden. French doors to rear garden. Two sets of sliding glazed doors leading to both the living room and dining room. Tiled flooring. Radiator.

Cloakroom
Low level W.C. and hand basin. Door to entrance hall.

Inner Lobby
With doors leading to kitchen, front and rear garden and garage.

With door leading to all bedrooms and bathroom. Radiator. Stairs leading to ground floor. Window to the front aspect.

Bedroom 1
13'7" x 11'9"
Spacious bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 2
11'9" x 11'2"
Spacious bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 3
10'1" x 6'11"
Generous bedroom with window to the front aspect. Radiator. Door to landing.

Bathroom
7'11" x 5'10"
Contemporary bathroom with white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in storage cabinets with work counter and generous walk-in shower. Attractively tiled throughout. Ladder towel rail. Obscured window. Door to landing.

Garage
19'11" x 9'7"
With electric up and over door. Internal door leading to inner lobby.

Outside - Front
Lawned area with low brick wall to boundary. A variety of established planting at the borders. Steps leading to front door with storm porch over. Hardstanding driveway providing off road parking leading to garage. Door to inner lobby.

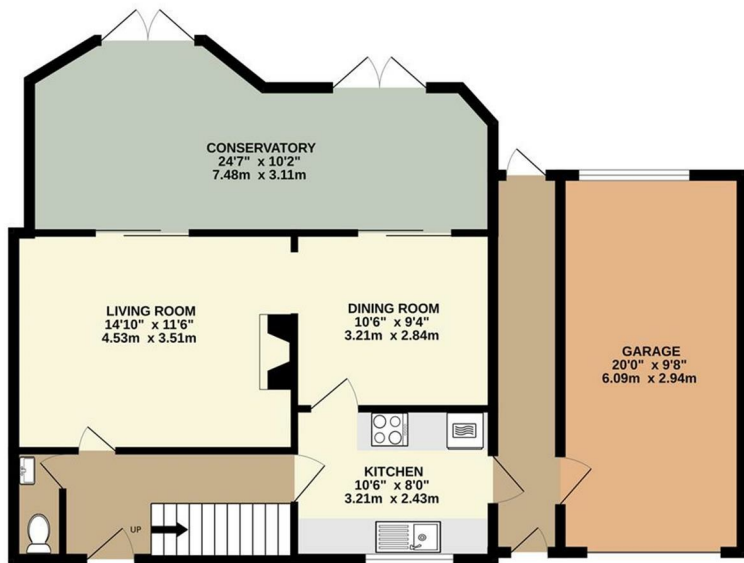
Outside - Rear
Block paved patio area to the rear of the house with two sets of French doors leading to the conservatory and door to inner lobby. Step to further patio area. Lawn area with a variety of established planting and shrubs.

PROPERTY INFORMATION
EPC - tbc
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - tbc
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 – 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
906 sq.ft. (84.2 sq.m.) approx.



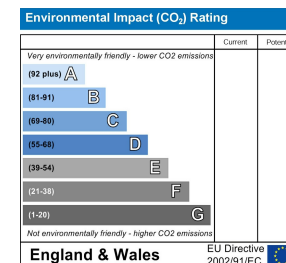
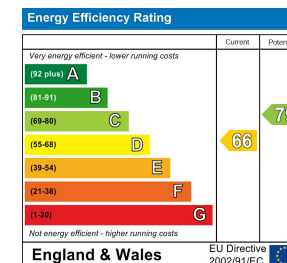
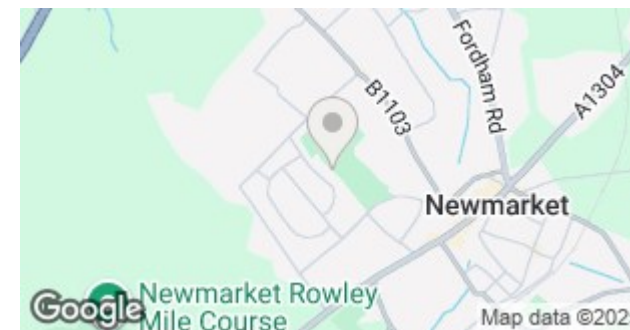
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- Semi-Detached House
- Fitted Kitchen
- Living Room
- Dining Room
- Conservatory
- Three Generous Bedrooms
- Contemporary Bathroom
- Family Rear Garden
- Driveway & Garage
- Viewing Highly Recommended



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 from them. 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.





